



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**196 CRANFORD Walk, Calgary T3M 1R6**

MLS® #: **A2174257**

Area: **Cranston**

Listing Date: **10/22/24**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2013**

Finished Floor Area  
Abv Sqft: **959**  
Low Sqft:  
Ttl Sqft: **959**

DOM

**60**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape**  
Park Feat: **Garage Door Opener, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Covered Courtyard**

Construction: **Cement Fiber Board, Wood Frame**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
**Public**  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>21`2" x 16`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 9`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`0" x 2`6"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 8`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 10`9"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$250

Fee Simple  
Fee Freq:  
Monthly

M-1

Legal Desc: 1313085

Remarks

Pub Rmks: **\*\*Move in NOW!!\*\* Enjoy Air-conditioned living on ONE LEVEL with an expansive OPEN FLOOR PLAN with a lovely warm color pallet accented with gorgeous GRANITE Counters & high 9' ceilings. Corner Unit with Views!! Oversized windows throughout invite an abundance of natural daylight into this great space. This contemporary condo design offers a 1 bedroom + ensuite bathroom and is well-appointed with many upgraded details—over 959 sq ft of modern living, design & value. Check out the 3D tour, pictures, and floor plan. Bright open design with large windows on three sides creates an excellent living space, with an extra large great room overlooking the kitchen/nook combo on the main floor. This "Bite Sized" kitchen area features custom wood cabinets, granite countertops & an undermount stainless steel sink and stainless steel appliances. Other upgrades include a sizeable primary bedroom with south views, a walk-in closet & ensuite, an attached single-car garage, a main floor laundry room + storage, modern light/plumbing fixtures, Luxury vinyl plank floors & carpet in the bedroom, and modern wall colors. You will also discover your GAS HOOKUP on the spacious outdoor deck. Plus, a fenced front concrete patio that is covered - is perfect for welcoming all your friends & family to your home. Only minutes away from Cranston Community Centre - Century Hall, winter skate park and summer splash park/ tennis court, transit, schools, shopping, Hotel, Bow River, movie theater, Seton, and the South Health Campus, and all with quick access to the Deer Foot with two nearby exits. Oversized bungalow townhome perfect for someone looking for a quiet, safe & private home - no side neighbors.**

Inclusions: **Alarm (no Contract)**

Property Listed By: **Jayman Realty Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

**196 CRANFORD WALK SE**  
 MAIN LEVEL (A/C): 206.19 SQ FT / 76.46 SF  
 ENTRY LEVEL (A/C): 133.04 SQ FT / 42.98 SF  
 TOTAL ABOVE GRADE FMS SIZE: 339.23 SQ FT / 109.11 SF









