

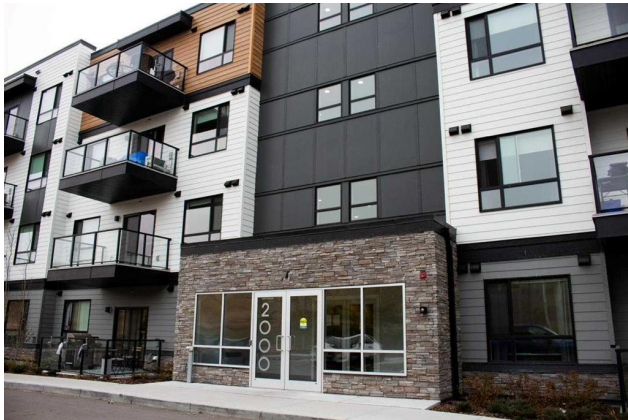


THE
A-TEAM

**RE/MAX
FIRST**

42 CRANBROOK Gardens #2101, Calgary T3M3N9

MLS® #: **A2178617** Area: **Cranston** Listing Date: **11/14/24** List Price: **\$305,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **642**
 Low Sqft:
 Ttl Sqft: **642**

DOM

37
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**

Construction: **Composite Siding,Stone**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	11`11" x 3`1"	Bedroom - Primary	Main	12`4" x 9`0"
Laundry	Main	7`9" x 8`1"	Walk-In Closet	Main	8`6" x 6`7"
Kitchen With Eating Area	Main	12`0" x 13`10"	Family Room	Main	10`7" x 14`2"
4pc Bathroom	Main	4`11" x 8`5"	Porch - Enclosed	Main	6`9" x 3`2"

Legal/Tax/Financial

Condo Fee: **\$269** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **2210988**

Remarks

Pub Rmks: **Welcome to your contemporary sanctuary! This main-floor gem boasts a bright, open layout. The kitchen is equipped with a spacious Quartz island, brand-new appliances, and plenty of storage. Relax in the sun-filled living room, unwind in the generous bedroom with a really large walk-in closet, and enjoy the sleek bathroom. The expansive laundry room offers additional storage, while the deck is ready for your natural gas hookup. Plus, you'll have the convenience of a designated parking space (#13). Pets are welcome! Don't miss out on this perfect combination of style and convenience—contact your favorite realtor and arrange a viewing today**

Inclusions: **None**
Property Listed By: **eXp Realty**

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

