



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**426 CRANBROOK Square, Calgary T3M 3K8**

MLS®#: **A2182208**

Area: **Cranston**

Listing Date: **12/05/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **650**  
Low Sqft:  
Ttl Sqft: **650**

DOM

**16**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Other**  
Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Playground**

Construction: **Veneer,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 9`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`2" x 3`8"</b>
<b>Storage</b>	<b>Main</b>	<b>6`9" x 2`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 7`8"</b>
<b>Porch - Enclosed</b>	<b>Main</b>	<b>18`2" x 13`6"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 7`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`3" x 3`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$110**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2310016**

Remarks

Pub Rmks: **Relax and make yourself at home in this single-level CORNER UNIT townhouse featuring a modern and stylish design. A welcoming patio leads to the private entrance into the unit. The gourmet kitchen features a stainless appliance package, neutral quartz counters with breakfast bar, white cabinets with a sparkling white subway tiled backslash. The kitchen overlooks the sunny living room, making the space perfect for entertaining. At the rear of the home find two large bedrooms with room for king sized bed and double closets. The condo is complete with a full 4-piece bathroom, in-suite laundry and extra storage in the utility room. "Zen" Townhouse complexes, built by Avalon, are known for their high-quality, energy-efficient homes. The monthly condo fee for this unit is \$110. The assigned parking stall is number 111- just behind the condo. An excellent investment or home for a first-time buyer! Located in Cranston Riverstone, the condo is surrounded by natural beauty, including the Bow River, Fish Creek Park and numerous walking and biking trails. The South Health Campus and all amenities (pubs, restaurants, Movie Theatre and YMCA) are just a short drive in nearby Seton. Residents of the Zen Riverstone can avail of the Club House just up the street with all its amenities.**

Inclusions: **N/A**  
Property Listed By: **Calgary West Realty**

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





