



THE
A-TEAM

**RE/MAX
FIRST**

522 CRANFORD Drive #2109, Calgary T3M 2L7

MLS®#: **A2183294**

Area: **Cranston**

Listing Date: **12/13/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Stall,Titled

Finished Floor Area

Abv Sqft: **838**
Low Sqft:
Ttl Sqft: **838**

DOM

8

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`0" x 12`0"
Dining Room	Main	11`2" x 5`1"
Kitchen	Main	11`1" x 9`5"
Foyer	Main	8`3" x 5`3"
4pc Ensuite bath	Main	

Room	Level	Dimensions
Bedroom - Primary	Main	11`4" x 11`0"
Bedroom	Main	10`9" x 9`11"
Laundry	Main	5`7" x 4`11"
Balcony	Main	30`1" x 6`2"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$455

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1712368**

Remarks

Pub Rmks: **FABULOUS GROUND FLOOR UNIT | 2 BEDROOMS | 2 BATHROOMS | HUGE PATIO | This charming condo features a bright & open layout & enjoys the glow of the morning sun...conveniently located on the main level...especially if you have pets! Finished with upgraded, neutral toned, vinyl flooring throughout the open living areas, designer white cabinetry, and quartz countertops throughout, this home has a timeless & stylish vibe. The kitchen, with a peninsula island & upgraded pantry cabinetry, flows seamlessly into the spacious living room, which has great light from the large patio doors that open to your oversized patio (30' long)...complete with a BBQ gas line and gate for easy in-and-out access. The 2 bedrooms are thoughtfully separated, providing privacy that is ideal for roommates or guests. The primary bedroom comfortably fits a king size bed and includes a generous walk-through closet with upgraded built-ins leading to a luxurious ensuite with 2 sinks and an oversized shower. Completing this unit is in-suite laundry, an assigned storage locker plus a title parking stall ideally located just steps away! This unit has terrific access, is close to an abundance of nearby amenities & is available for an immediate possession!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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





