



THE
A-TEAM

**RE/MAX
FIRST**

42 CRANBROOK Gardens #1406, Calgary T3M 3N9

MLS® #: **A2184801**

Area: **Cranston**

Listing Date: **12/30/24**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **848**
Low Sqft:
Ttl Sqft: **848**

DOM

10
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street,Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Flat,Membrane**
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`5" x 4`11"	4pc Ensuite bath	Main	8`1" x 8`10"
Bedroom	Main	9`0" x 10`8"	Dining Room	Main	10`11" x 6`11"
Kitchen	Main	12`2" x 12`7"	Laundry	Main	8`4" x 6`9"
Living Room	Main	10`11" x 8`5"	Bedroom - Primary	Main	9`1" x 13`10"
Walk-In Closet	Main	8`4" x 6`4"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$364

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 2210988

Remarks

Pub Rmks: *****OPEN HOUSE SUNDAY JANUARY 12TH 12-2PM*** Welcome to this incredible top-floor condo that offers breathtaking south-facing views and a private balcony, perfect for soaking up the sunshine or watching the sunset. This home is thoughtfully designed with 2 spacious bedrooms, positioned on opposite sides of the open-concept living room to maximize privacy and functionality. Whether you are relaxing, entertaining, or working from home, this layout adapts to your lifestyle with ease. Step into the bright and airy living space, where natural light fills in through large windows, creating a warm and inviting atmosphere. The upgraded kitchen is the heart of the home, featuring an extended island that offers plenty of counter space for meal prep or casual dining. Modern finishes, sleek cabinetry, and Stainless Steel appliances make this kitchen a chef's dream. Plus, with air conditioning, you can stay comfortable year-round. The primary bedroom features a luxurious ensuite bathroom that feels like a private retreat. Pamper yourself with stylish finishes, ample storage, and spa-like touches that make every day feel special. The second bedroom is equally spacious and versatile, perfect for guests, family, or even a home office. A second full bathroom ensures everyone has their own space and privacy. Practicality meets convenience with underground parking located close to the elevator, making it easy to unload groceries or transport items. With Calgary being such a vast City and owning more than 1 car per household being quite common, you will truly appreciate the SECOND titled parking stall this property comes with. You'll also have a separate storage locker to keep seasonal items or outdoor gear organized and out of sight. Location is everything, and this condo delivers. Enjoy quick and easy access to Deerfoot and Stoney Trail, making commutes and weekend getaways a breeze. Nearby shopping centers provide everything you need, from groceries to trendy boutiques and dining options. For recreation and wellness, the newly built South Health Campus and YMCA are just minutes away, offering fitness programs, pools, and health services. This condo offers more than just a home—it's a lifestyle. Imagine starting your day with coffee on the balcony, heading out for a quick workout at the YMCA, and then enjoying dinner at one of the nearby restaurants before returning to your peaceful retreat. Whether you're a first-time buyer, a growing family, or someone looking to downsize, this condo fits the bill. Don't miss the opportunity to own this exceptional home that blends style, comfort, and convenience. Schedule your showing today and take the first step toward living in a space that truly feels like home.**

Inclusions: na
Property Listed By: Real Broker

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









