



THE
A-TEAM

**RE/MAX
FIRST**

208 CRANFORD Mews, Calgary T3M2P1

MLS® #: **A2188421** Area: **Cranston** Listing Date: **01/17/25** List Price: **\$419,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2016**

Finished Floor Area
 Abv Sqft: **1,121**
 Low Sqft:
 Ttl Sqft: **1,121**

DOM
5
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	14`1" x 11`5"	Bedroom - Primary	Second	14`1" x 13`6"
3pc Ensuite bath	Second	7`0" x 6`0"	4pc Ensuite bath	Second	5`0" x 8`3"
2pc Bathroom	Main	3`3" x 6`11"			

Legal/Tax/Financial

Condo Fee: **\$394** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq: **Monthly**
 Legal Desc: **1612055**

Remarks

Pub Rmks: **Welcome to this beautiful townhome located in the Zen in Cranston complex. Backing onto a peaceful residential road, this home offers the perfect balance of tranquility and convenience. Inside, you'll find an inviting open-concept layout with a spacious kitchen that's perfect for cooking and entertaining. It features a large island, pantry, quartz countertops, full-height cabinets, and sleek stainless steel appliances—everything you need to create your next meal or gather with friends and family. The east facing fenced yard is a great spot for relaxing. This unit comes with two parking stalls, you'll have no trouble finding a spot - something not every unit in this complex can offer! You'll have easy access to parks, playgrounds, schools, grocery stores, restaurants, and even a community center. Plus, with quick access to Deerfoot Trail via Cranston Gate, getting around the city is very easy. This home has been lovingly maintained and is just waiting for its next owner to make it their own. Come see it for yourself—you won't be disappointed!**

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

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



