



THE
A-TEAM

**RE/MAX
FIRST**

906 CRANBROOK Walk, Calgary T3M 2v5

MLS®#: **A2188994**

Area: **Cranston**

Listing Date: **01/29/25**

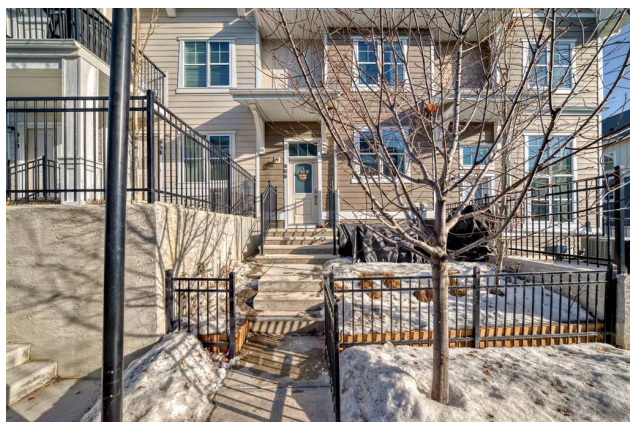
List Price: **\$480,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,224**
Low Sqft:
Ttl Sqft: **1,224**

DOM

24
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Mixed,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	15`7" x 15`10"
Dining Room	Main	24`1" x 32`0"
Entrance	Main	19`5" x 21`4"
Bedroom - Primary	Upper	36`11" x 37`6"
3pc Ensuite bath	Upper	16`2" x 30`7"
Walk-In Closet	Upper	19`11" x 19`2"
Furnace/Utility Room	Lower	40`2" x 56`4"

Room	Level	Dimensions
Kitchen	Main	43`9" x 36`11"
Living Room	Main	39`8" x 33`11"
Balcony	Main	12`0" x 25`2"
Walk-In Closet	Upper	21`1" x 17`9"
Bedroom - Primary	Upper	30`11" x 38`10"
4pc Ensuite bath	Upper	26`0" x 16`2"
Laundry	Upper	9`10" x 11`3"

Legal/Tax/Financial

Condo Fee:
\$292

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1912454**

Remarks

Pub Rmks: ****OPEN HOUSE SATURDAY FEB 22nd 2:00-4:00pm** Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhouse featuring a sought-after double primary layout—both bedrooms come complete with their own ensuite bathrooms and walk-in closets! Freshly painted and move-in ready, this home offers an open-concept main floor with a well-planned kitchen, triple-pane windows, and air conditioning for year-round comfort. Enjoy outdoor living with a south-facing front patio and natural gas BBQ hookup, perfect for relaxing or entertaining, plus a balcony off the kitchen for morning coffee. This unit has a double attached garage and ample storage space, including a versatile basement area ideal for a home office, gym, or additional storage space. Located in a well-managed complex with low condo fees of just \$292/month and plenty of visitor parking. Surrounded by parks, playgrounds, and walking paths, with an easy commute to Seton and South Health Campus, this home is an excellent choice for first-time buyers, downsizers, or investors alike. Don't miss out on this incredible opportunity—book your showing today and see for yourself why this could be the perfect place to call home!**

Inclusions:
Property Listed By: **None.
CIR Realty**

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

