



THE A-TEAM

RE/MAX FIRST

42 CRANBROOK Gardens #2110, Calgary T3M3N9

MLS@#: A2189337 Area: Cranston Listing Date: 01/21/25 List Price: \$479,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Parkade,Stall,Underground

Finished Floor Area

Abv Sqft: 1,053
Low Sqft:
Ttl Sqft: 1,053

DOM

0

Layout

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

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Barbecue,BBQ gas line

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

Kitchen Appl: Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Ensuite bath, Kitchen, Living Room, Bedroom, Foyer, 3pc Bathroom, Dining Room, Bedroom - Primary, Laundry.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$451

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 2210988

Remarks

Pub Rmks: **Welcome to the condos of Riverstone, the Estate area of Cranston. This complex is located just off Cranbrook Drive, minutes from the 212 Avenue overpass which puts you on Deerfoot north or south with ease. This particular unit is an end unit facing east towards the walkways, parks, and of course the pond. Walk in through the foyer to a wide open concept Kitchen, dining and living area, drenched in sunlight from the east facing windows. The kitchen boasts stainless steel appliances, quartz countertops, white cabinets and a beautiful lighting package. The floor throughout the unit is vinyl planking and it also hosts 9 foot tall ceilings. This is a two bedroom unit with the master equipped with a walk-in closet and four piece en suite. A few other features worth mentioning is it does have an air conditioning rough in and bbq gas line located on the east facing balcony and in suite laundry! What also brings real value to this unit in particular is the 2 titled heated underground parking stalls located just outside the stairwell adjacent to this unit! A complex is pet friendly and merely needs board approval! Living down in Riverstone gives you perfect opportunities for floating the bow, fishing, miles of outdoor walkways and simply enjoying the outdoors. You are also just minutes away from the South Health Campus and a variety of shopping just located on the other side of Deerfoot in Seton. This is a must see unit. It shows 10 out of 10! Hope you enjoy!**

Inclusions: N/A

Property Listed By: RE/MAX Landan Real Estate

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











