



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 CRANBROOK Gardens #1211, Calgary T3M 3N9**

MLS®#: **A2190129**

Area: **Cranston**

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

List Price: **\$416,900**

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:

Finished Floor Area

Abv Sqft: **870**  
Low Sqft:  
Ttl Sqft: **870**

DOM

**8**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Flat, Membrane**  
Heating: **Baseboard, Electric**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`0" x 5`7"	Laundry	Main	9`11" x 5`6"
4pc Bathroom	Main	8`5" x 4`11"	Bedroom - Primary	Main	9`9" x 10`5"
Bedroom	Main	10`2" x 10`5"	Kitchen	Main	10`6" x 9`9"
Living Room	Main	12`1" x 13`3"	Dining Room	Main	7`8" x 13`2"
Balcony	Main	13`3" x 6`8"	Walk-In Closet	Main	7`1" x 5`3"
4pc Ensuite bath	Main	10`5" x 4`11"	Pantry	Main	5`5" x 1`9"

Legal/Tax/Financial

Condo Fee:  
**\$350**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2210988**

Remarks

Pub Rmks: **Fantastic INVESTMENT opportunity with this NEWLY BUILT CONDO in heart of Cranston's Riverstone community. It consists of 2 large size Bedrooms / 2x4PC Bath / High ceiling throughout the unit with over 870 SQFT of living space. This immaculately presented 2nd FLOOR CONDO is the perfect addition to any INVESTMENT PORTFOLIO or for a FIRST or SECOND TIME HOME BUYER. This affordable condo features: spacious kitchen with upgraded BRAND NEW cabinetry with Quartz counter top and backsplash, all high end STAINLESS-STEEL appliances, pantry & large breakfast bar which can accommodate up to 6 bar stools. It also consists of large bright windows letting in a TON OF LIGHT in the unit, MASTER BEDROOM with ENSUITE & large walk-in CLOSET, second good size bedroom, GREAT SIZE LIVING AND DINING ROOM w/ direct access to private North facing balcony. LAUNDRY ROOM is quite large and can be turned into part den/office or used as an additional storage space. For FLOORING: Luxury vinyl plank flooring throughout the living room, dining room and kitchen, and carpets with thick underlay in the bedrooms for your comfort. ADDED BONUS, comes with 1 HEATED UNDERGROUND PARKING STALL and 1 assigned STORAGE UNIT. Pets allowed (Condo board restrictions apply), location is exceptionally close to schools, medical, dental, banks, strip mall, cineplex, restaurants, parks and playgrounds and all amenities. Exceptionally close to Deerfoot Hwy, Stoney Hwy, Parks, Golf Course, Walking Trails and Transit access. Come see it before it's gone! This condo will not last long, call to book your tour today!**

Inclusions: **None**  
Property Listed By: **Greater Calgary Real Estate**

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











