



THE
A-TEAM

**RE/MAX
FIRST**

100 CRANFIELD Common #207, Calgary T3M 1S1

MLS® #: **A2202256**

Area: **Cranston**

Listing Date: **03/14/25**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **922**
Low Sqft:
Ttl Sqft: **922**

DOM

25

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Stall

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Elevator, No Smoking Home, Pantry, Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
-------------	--------------	-------------------	---	--------------	-------------------

Condo Fee: **\$571**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-2**

Legal Desc: **1310899**

Remarks

Pub Rmks: **With its proximity to Fish Creek Park and the Bow River Pathways, the community of Cranston offers the access to outdoor living, with all the nearby city amenities, including grocery stores and shopping, restaurants and cafes, schools, and outdoor parks, tennis courts, and green spaces. Situated in a friendly complex built in 2013, this 2 bedroom 2 bathroom apartment includes fantastic natural light and a west-facing balcony with mountain views. The master bedroom has a walk-in closet and a 4-piece master bathroom with large tub shower; the 4-piece guest bath also offers a large tub shower. In the living-dining area, the high 9 foot ceilings and open concept floor plan make the shared space feel bright and welcoming—perfect for relaxing or entertaining. The kitchen boasts stainless steel appliances including dishwasher, a walk in pantry, and a large peninsula counter. The unit is equipped with in suite laundry and out suite storage. The Bosch washer and dryer is the perfect pair made specifically for apartment style condos. The easy access to Deerfoot and Stoney Trails, make this apartment just perfect to come home to after a day out and about. Your new home in Cranston awaits!**

Inclusions: **n/a**
Property Listed By: **Real Estate Professionals Inc.**

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













