



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**522 CRANFORD Drive #5204, Calgary T3M 2L7**

MLS® #: **A2204709**

Area: **Cranston**

Listing Date: **03/21/25**

List Price: **\$274,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 30-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area  
Abv Sqft: **609**  
Low Sqft:  
Ttl Sqft: **609**

DOM

**15**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled**

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Laminate Counters**  
Utilities:

Room Information

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

Condo Fee: **\$394**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-2**

Legal Desc: **1511090**

Remarks

Pub Rmks:

**\*includes 2 titled parking spots. This bright and spacious freshly painted 2-bedroom 1-bathroom home overlooks the greenspace and has in-suite laundry. Residents enjoy access to a private clubhouse featuring a splash park, sports court, and gathering spaces, perfect for year-round activities. Plus, you're just a 5-minute drive to the South Health Campus, the YMCA, and all essential amenities.**

Inclusions:

**None**

Property Listed By:

**Real Broker**

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





