

211 Cranford SE Calgary, AB T3M1R6

**Residential
Incomplete
Banner:**

A2042204

2 Beds 2 Baths Bungalow in Pristine Condition!

DOM: 0
CDOM: **LP:** \$390,000.00
OP:



Class:	Row/Townhouse	City:	Calgary
County:	Calgary	Subdivision:	Cranston
Type:	Five Plus	Ttl Beds:	2
Levels:	One	F/H Bth:	2/0
Year Built:	2015	RMS SQFT:	1,108.00
LINC#:	0036566249	LP/SF:	\$351.99
Arch Style:	Bungalow	Suite:	No
Possession:	Negotiable	Lot Size:	SqFt
Lot Dim:		Legal Desc:	1510484;194
Legal Pln:	1510484	Blk:	
		Lot:	
		Condo:	Yes
Zoning:	M-1	Tax Amt/Yr:	\$2,094.00/2022
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	E
Restrict:	Easement Registered On Title, Utility Right Of Way		

Public Remarks: You'll love this peaceful and cozy bungalow in the desirable community of Cranston. Spend your summer mornings on the front porch with a fresh cup of coffee and your winter evenings snuggled up by the fireplace with a good book. This is the home you've been dreaming of! Situated close to the local shops at Cranston Market or just minutes to Seton where you will find the new VIP Theatre, YMCA, restaurants, shops, services and the South Health Campus. – this house offers everything that a homeowner needs to maintain a happy and comfortable lifestyle. Connect to nature with extensive pathways throughout the community and access to Fish Creek Park. This 2 bedrooms 2 Bathrooms Bungalow is in pristine condition and shows like new. Open concept floor plan is great for entertaining friends and family. Large living room with large windows for additional natural light. Beautiful kitchen with shaker style cabinets, quartz counter tops, stainless steel appliances, huge island and a spacious dining area. Two generous size bedrooms with the master having a walk-in closet and 3 pce ensuite bath. Other features are double attached garage to keep your vehicle warm and large covered patio. Great outdoor living space with a large covered patio and gas line for a BBQ. Quick and easy access to Stony Trail and Deerfoot Trail. This one won't stay on the market for long, stop reading and come see it today!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 2	Blw Grade: 17.74	Mtr2	191.00	SqFt
EnSt Bth:	0	0	1	0	0	Rms Abv: 8	Total AG: 102.94	Mtr2	1,108.00	SqFt

Garage Dims (L x W): 20`6" x 17`2"

Property Information

Basement:	Partial, Unfinished	Lndry Feat:	Main Level
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Vinyl Siding, Wood Frame	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Hardwood
Exterior Feat:	Other	Fencing:	Fenced
Roof Type:	Asphalt	Balcony:	Patio
Reports:	RMS Supplements		
Parking:	Double Garage Attached Total: 2		
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Comm Feature:	Golf, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby		
Lot Features:	Landscaped, Other		
HOA:	\$174.00/Annually		
HOA Include:	Amenities w/HOA		
Goods Include:	NA		
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
Other Equip:	None		
Goods Exclude:	na		


Condo Information

Condo Name:		Condo Fee:	\$372.23/Monthly
Condo Type:	Conventional	HOA:	Yes
Mgmt Co/Ph:	403-234-0166	Floor #:	1
Prk Plan Type:	Attached Garage	# Elevators:	
Legal Desc:	1510484/194	Total Floors:	
Legal Park:		Common Walls:	2+ Common Walls
Legal Stor:		Unit Exposure:	E
# of Units:		Unit Factor:	71
Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal	Prk Unit Factor:	
Reg Size Incl:	Below Grade Area, Interior Above Grade		
Assoc Amen:	Other		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	8`8" x 7`5"	Kitchen	Main	12`7" x 12`2"
Living	Main	19`7" x 13`11"	Dining	Main	10`6" x 8`7"
Other	Main	3`5" x 1`10"	Pantry	Main	2`6" x 1`4"
Laundry	Main	8`5" x 6`2"	Frn/Util	BSMT	17`3" x 13`3"
Primary Bed	Main	11`7" x 11`6"	Bedrm	Main	12`3" x 9`2"
Walk-In Closet	Main	8`1" x 4`8"	Other	Main	5`10" x 1`10"
3pc Ensuite bath	Main	8`1" x 4`11"	4pc Bathroom	Main	8`4" x 4`11"

Agent & Office Information

List REALTOR®:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	403-809-9386
List Firm:	REAL BROKER	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	ShowingTime	List Date:	04/21/2023
Showing Contact:	Mike Abou Daher 403-809-9386	Expiry Dt:	08/20/2023
Comm:	3.5% on the first 100k, 1.5% on the balance	With Dt:	
LB Type/Info:	SentriLock/Front Railing	SRR:	No
Owner Name:	Undisclosed	Ownership:	Private
Occupancy:	Owner	Exclusion:	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com		

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