

# \$488,000 - 1106 Cranbrook Walk Se, Calgary

MLS® #A2121105

**\$488,000**

3 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

3 BEDROOMS | 2.5 BATHROOMS |  
DOUBLE ATTACHED GARAGE | NEW  
FLOORS | FRESH PAINT | UNDER 500K |  
LOW CONDO FEES | OPEN CONCEPT |  
LOW MAINTENANCE LIVING | MOVE IN  
READY | Welcome home... to this unique 3  
Bed town home with a fenced south-facing  
patio off the front entry with gas line for BBQ &  
enough room to have a nice relaxing set up for  
the summer days. Upon entry, you are  
greeted by a spacious foyer that leads up to a  
bright & airy open concept main floor  
living/dining room & kitchen, which has been  
fully updated with new pot lights, fresh paint &  
wide vinyl plank flooring. The kitchen is well  
laid out and fully equipped for optimal use and  
even has a small deck off the back as an  
added bonus. The main floor powder room is  
more private and set off to the side, located up  
2 steps and set off from the main living space.  
Upstairs has an ideal family set up with the  
primary suite with its own ensuite bathroom,  
and another 2 bedrooms side by side with a 4  
pc bath to share. The basement consists of  
the laundry area, storage and the garage  
entry, boasting an additional 250 sq.ft of  
usable space on top of the over 1200 sq.ft of  
living space this unit has to offer. Cranston is  
an amazing community for all offering: walking  
/ biking paths, tree lined streets, outdoor  
tennis and basketball courts, outdoor ice-rink,  
playpark, splash park & summer Farmers  
market. The location has a very convenient  
proximity to Deerfoot & Stoney trail, and all of



## 1106 CRANBROOK WALK SE

RECA MEASUREMENT STANDARD Calgary, AB  
MAIN LEVEL (AG) - 617.71 Sq.Ft. / 57.38 m<sup>2</sup>  
UPPER LEVEL (AG) - 595.98 Sq.Ft. / 55.37 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1213.69 Sq.Ft. / 112.75 m<sup>2</sup>  
UNDEVELOPED BASEMENT (BG) - 255.55 Sq.Ft. / 23.74 m<sup>2</sup>  
TOTAL AB/BG AREA - 1469.24 Sq.Ft. / 136.49 m<sup>2</sup>



the amenities that Seton has to offer - YMCA, the entertainment in Seton, and the South Health Campus. This property is vacant, freshly renovated and move-in ready!

Built in 2017

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2121105      |
| Price          | \$488,000     |
| Sold Price     | \$490,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,214         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1106 Cranbrook Walk Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2M 2C3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

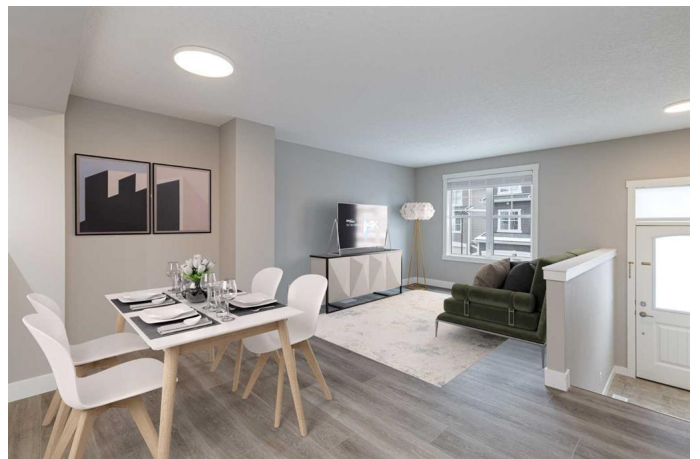
### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood |

|              |                           |
|--------------|---------------------------|
|              | Fan, Refrigerator, Washer |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | None                      |
| # of Stories | 2                         |
| Has Basement | Yes                       |
| Basement     | Partial, Unfinished       |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Lot Description   | Back Lane                           |
| Roof              | Asphalt Shingle                     |
| Construction      | Cedar, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                     |



## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 9th, 2024  |
| Date Sold      | April 24th, 2024 |
| Days on Market | 15               |
| Zoning         | M-X1             |
| HOA Fees       | 475.00           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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