

\$449,900 - 1210 Cranford Court Se, Calgary

MLS® #A2218265

\$449,900

2 Bedroom, 3.00 Bathroom, 1,224 sqft

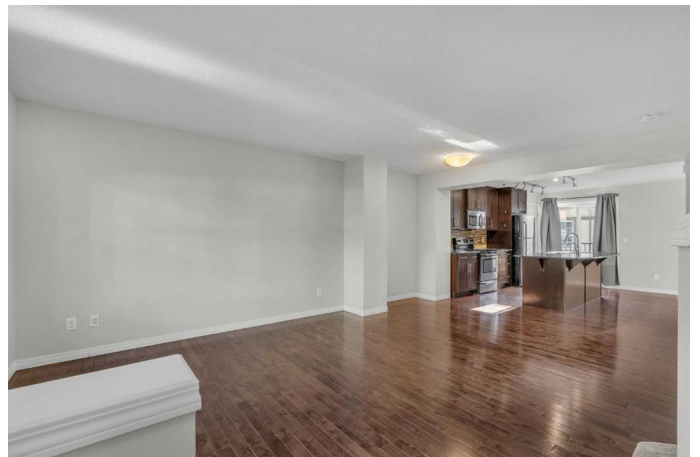
Residential on 0.02 Acres

Cranston, Calgary, Alberta

*** Nicely located in a QUIET AREA of this great complex, The Carmine remains the most popular model, boasting an OPEN CONCEPT LAYOUT with an expansive KITCHEN ISLAND, offering plenty of great storage, GRANITE COUNTERTOPS, and a FLEX AREA perfect for a home office. Rich espresso HARDWOOD FLOORS throughout the main floor complement the full-height cabinetry and glass-tile backsplash. FRESHLY PAINTED WITH NEW CARPETS! Large windows to the east with a WALK-OUT BALCONY to the west provide plenty of natural light. Upstairs, you will find two Primary suites, each with a PRIVATE ENSUITE BATH, walk-in closets, ceiling fans, and a large laundry storage room (no running down flights of stairs with your laundry basket!) The lower level has enough room to create a hobby or TV room. Add to this the DOUBLE ATTACHED GARAGE, keeping your vehicles out of the cold and hail, making this a perfect home! The lower level could easily be finished to add living space to this home - a hobby room or media room would work well here. This is a well-cared-for complex in an ideal location - close to shopping, schools, and major transportation routes. MOVE IN READY! Here is your opportunity to stop renting and enjoy the luxury of home ownership!

Built in 2010

Essential Information



| | |
|----------------|---------------|
| MLS® # | A2218265 |
| Price | \$449,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,224 |
| Acres | 0.02 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1210 Cranford Court Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 0W2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry |
| Appliances | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partially Finished, Partial |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Courtyard |
| Lot Description | Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 4 |
| Zoning | M-1 |
| HOA Fees | 190 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.