

# \$455,000 - 923 Cranford Court Se, Calgary

MLS® #A2219157

**\$455,000**

2 Bedroom, 3.00 Bathroom, 1,232 sqft

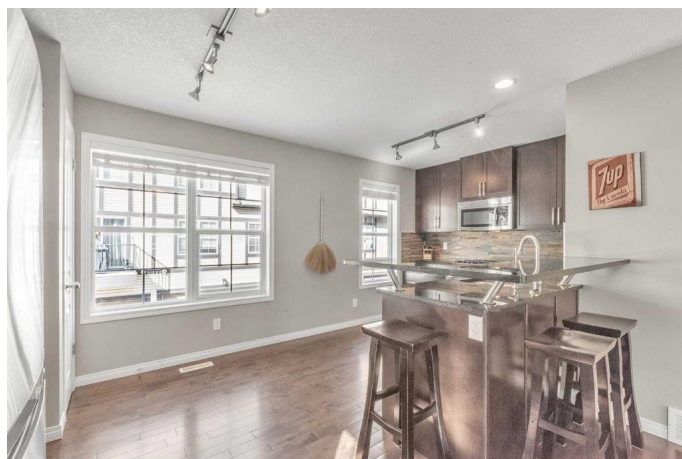
Residential on 0.02 Acres

Cranston, Calgary, Alberta

**\*\*\*OPEN HOUSE SAT 24 MAY 1PM TO 3PM\*\*\* BRIGHT & SPACIOUS END TOWNHOME** in the popular community of Cranston with shopping, amenities, schools, transit, and pathways on your doorstep. A fantastic floor plan with 2 BEDS / 2.5 BATH / 1,232 SQ.FT. of living space/ BASEMENT / ATTACHED DOUBLE GARAGE. Available 30 days/negotiable.

The main floor features a stunning living room with SOARING CEILINGS AND TALL WINDOWS, creating an open and airy feel. The HARDWOOD FLOORS add warmth and elegance, while the kitchen boasts GRANITE COUNTERS, a breakfast bar, stainless steel appliances (including a GAS STOVE), wood cabinet doors, and a pantry cupboard. The spacious dining area is perfect for entertaining, and thereâ€™s also a convenient half bathroom on this level.

Upstairs, youâ€™ll find two primary bedrooms, each flooded with natural light. Both with its own ensuite bathroom and walk-in closet, providing privacy and comfort. An the upper-floor laundry adds convenience to your daily routine. The basement includes a mechanical room and storage area, along with a BRAND-NEW HOT WATER TANK (2024). Outside, the FENCED FRONT PATIO comes equipped with a gas line for BBQ, water hose bib, and rough-in for air conditioning. This home is in a well-managed, PET-FRIENDLY complex where condo fees cover landscaping, snow removal, trash,



insurance, and reserve fund.

Perfectly situated just steps from the Cranston community association facility with Century Hall hosting activities for young and old, tool and equipment rentals and a summer farmers market. There are outdoor tennis and basketball courts, an outdoor ice-rink, playpark and summer splash park. It's a 5-minute walk to the nearby shopping area, and you are a short drive to the Seton YMCA, entertainment in Seton and the South Health Campus. Plus, commuting is a breeze from this fantastic location!

This townhome is perfect for those wanting a maintenance free lifestyle in a walkable community. Book your showing with your favourite Realtor today and see why this could be a smart move for you!

Built in 2011

**Essential Information**

MLS® #	A2219157
Price	\$455,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	923 Cranford Court Se
Subdivision	Cranston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 0W2

### Amenities

Amenities	Gazebo, Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	19
Zoning	M-1
HOA Fees	181
HOA Fees Freq.	ANN

### Listing Details

Listing Office	2% Realty
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