

# \$448,000 - 199 Cranford Walk Se, Calgary

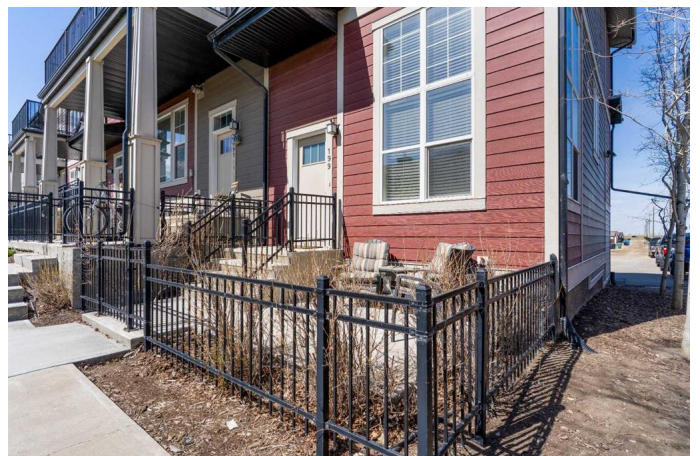
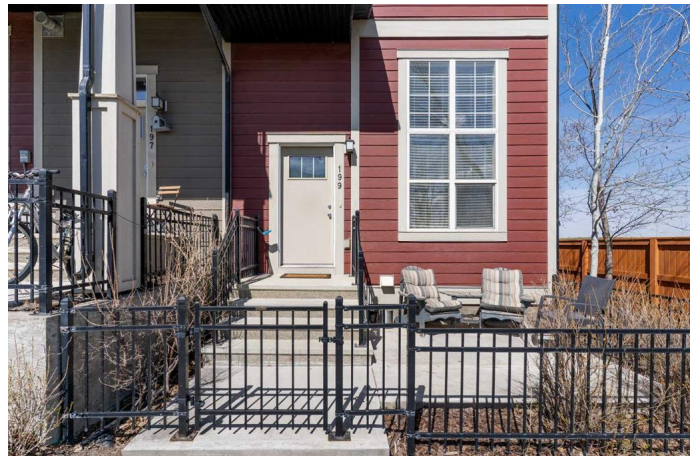
MLS® #A2239399

**\$448,000**

2 Bedroom, 3.00 Bathroom, 1,235 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Incredible opportunity - Double WIDE Attached-Garage 3-Level Townhome for under \$450k - view the detailed Floor Plans, and 3D iGuide Virtual Tour for best experience! Prime location - sole end unit with one neighbour, and open all around to 3 sides close to pathways - Patio is private and quiet, by the community screening fence! 199 Cranford Walk SE is even more convenient for owners, being at the end of the single family alley, allowing for additional parking for family and friends, closer than Visitor Parking in the main lot. The 3-level-split floor plan is lofty and vaulted, with HUGE main Living Room windows, and gives an open aspect to the tiled Foyer Entry (with closet). Up half a flight is a full-sized Dining Room and Kitchen, smartly split into a sidebar with stainless fridge, pantry and desk/coffee bar, then the main cooking area, where additional chopping block island can be placed, in addition to the existing raised 3 to 4 person peninsula-style eating bar. Granite counters, glass top range, over-the-range microwave hood and dishwasher are also in stainless steel, and the decor is contemporary - unique backsplash, and stylish dark cabinets add to the aesthetics. This gorgeous 1235 square foot home includes easy maintenance hard plank flooring through the main living areas. Upstairs, double Primary Bedrooms both hold King-sized furnishing (one is being used as a Den/Office/Guest space currently) and each has a private Ensuite, also Granite vanities, a



walk-in shower or tub/shower unit. Both have large Walk-in Closets, with folding shelves in addition to hanging: tons of space for clothing, dressers, or active gear. The wide landing at the top of the stair gives room for in-suite Laundry days, or, use as a reading Loft! As a bonus, the lowest level has a long storage under the stairs (30+ square feet) AND a full Games Room, partially developed with drywall - just enclose the recently cleaned/serviced Furnace and 60 Gallon Hot Water Tank to complete, and offer future resale values. Enjoy BBQ year round on the concrete patio, with some natural hedges around, perfect for your use, friends, family, or your closest canine friend (one)! Harvest Mosaic in Cranston has ways to SAVE owners money on fees - solar paneling and micro inverters on the recycling shed, motion security lights at the low-maintenance pathways, high end siding, masonry, iron railings, and an elegant tiered-pathway system between unit blocks, all combine to give privacy and a mountain chalet curb appeal to the entry points. Don't wait to experience 199 Cranford Walk SE today - agents can see documents immediately.

Built in 1999

### **Essential Information**

MLS® #	A2239399
Price	\$448,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse

Style 3 Level Split  
Status Active

### Community Information

Address 199 Cranford Walk Se  
Subdivision Cranston  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M 1R6

### Amenities

Amenities Parking, Snow Removal, Trash, Visitor Parking  
Parking Spaces 3  
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, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar  
Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Partial, Partially Finished

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Open Lot, Underground Sprinklers, Views  
Roof Asphalt Shingle  
Construction Wood Frame, Composite Siding  
Foundation Poured Concrete

### Additional Information

Date Listed July 18th, 2025  
Days on Market 8  
Zoning M-1

HOA Fees 181  
HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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