

\$480,000 - 534 Cranford Drive Se, Calgary

MLS® #A2248517

\$480,000

2 Bedroom, 3.00 Bathroom, 1,708 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

***open house Thursday Aug 14 10-3pm and
Friday Aug 15 2-7pm*** Welcome Home!

This immaculate 1,708 sq. ft. townhome has the best location in the complex â€” unmatched privacy, sunny southern exposure, and just steps to green space and walking paths. Meticulously cared for by â€œMr. & Mrs. Clean,â€• itâ€™s truly move-in ready.

Inside, enjoy 9-ft ceilings, large windows, and an upgraded kitchen with quartz countertops, a spacious island, premium appliances, and abundant storage. The open layout flows into a bright living room and dining area with access to a private balcony â€” perfect for your morning coffee or evening unwind. A convenient half bath completes the main floor.

Upstairs offers two generous primary bedrooms, each with its own ensuite and large closet, plus upper-level laundry. Comfort is year-round with central A/C, a fully serviced furnace, a fully serviced Culligan water softener, and a brand-new hot water tank (2025). The attached double garage, private front porch, and easy access to Cranstonâ€™s shops, restaurants, South Health Campus, and Fish Creek Park make this an unbeatable package.

Donâ€™t miss this rare opportunity in one of Calgaryâ€™s most sought-after communities!. Call your favourite Realtor to book a showing!



Built in 2016

Essential Information

MLS® #	A2248517
Price	\$480,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,708
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	534 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2P7

Amenities

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

Interior

Interior Features	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	Central Air
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	2
Zoning	M-2
HOA Fees	182
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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