

# \$544,000 - 117 Cranford Way Se, Calgary

MLS® #A2252766

**\$544,000**

3 Bedroom, 4.00 Bathroom, 1,417 sqft

Residential on 0.05 Acres

Cranston, Calgary, Alberta

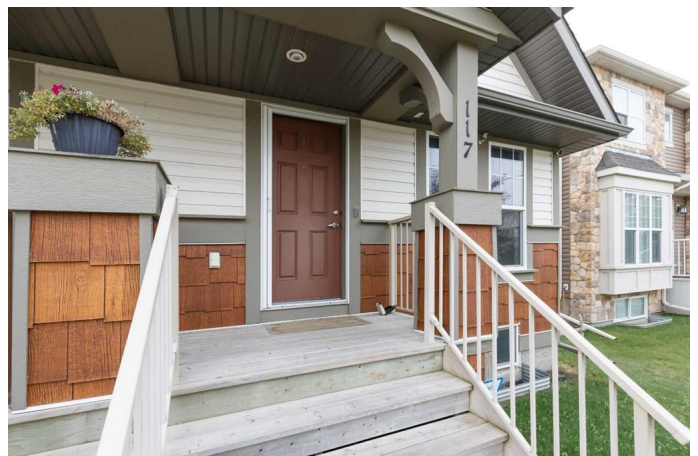
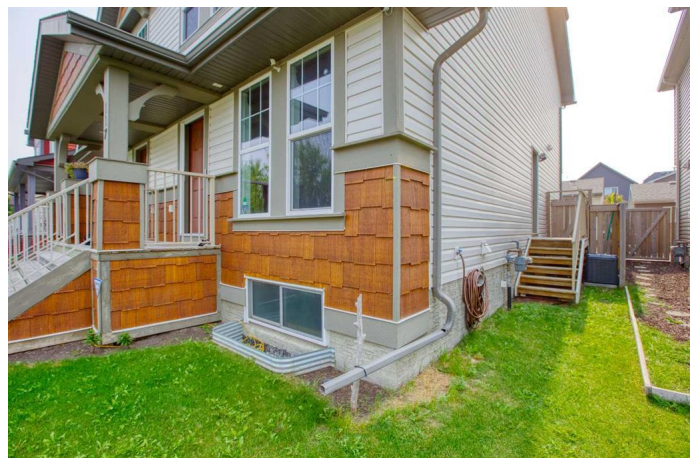
This 1416 sq ft two-storey half duplex is conveniently situated directly across from a play park, offering an excellent setting for families and ample street parking. The well-designed floor plan features three bedrooms and four bathrooms, including a three-piece ensuite off the primary bedroom. The spacious kitchen and dining area flow into a comfortable living room with a wall-mounted electric fireplace and adjacent two-piece powder room. The fully developed lower level includes a sizeable recreation room and a three-piece bathroom. Flooring throughout consists of laminate, ceramic tile, and carpeting. The property boasts an insulated, drywalled double garage with electric baseboard heating. Enjoy low-maintenance outdoor living in the southeast-facing backyard, complete with an exposed aggregate patio—eliminating the need for lawn care. Additional amenities include central air conditioning, a hot tub, and a basement sauna. Located in desirable Cranston and just a short walk to Fish Creek Provincial Park and the Bow River. Easy access to main routes, shopping, schools, and all other essential amenities.

Built in 2013

## Essential Information

MLS® #                      A2252766

Price                        \$544,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,417                  |
| Acres          | 0.05                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 117 Cranford Way Se |
| Subdivision | Cranston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 1W4             |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Recreation Facilities                            |
| Parking Spaces | 4                                                |
| Parking        | Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s), Bidet, Sauna            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating           | Forced Air                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Electric                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                       |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Entrance, Private Yard, Playground  
Lot Description        Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance  
                                 Landscape, Private, Rectangular Lot, See Remarks  
Roof                        Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 4th, 2025  
Days on Market        50  
Zoning                    R-2M  
HOA Fees                181  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Century 21 Masters

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