

\$575,000 - 207 Cranford Crescent Se, Calgary

MLS® #A2267886

\$575,000

3 Bedroom, 3.00 Bathroom, 1,384 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

This charming, detached two-storey situated on a quiet street offers an excellent plan that makes every inch count. You and your family will enjoy a spacious living room that can accommodate that comfy overstuffed couch you have been coveting. Gather around the gas fireplace with your favorite beverage on crisp wintery nights or wrestle around on the plush carpet! The stylish kitchen will not disappoint. It checks all the boxes- pantry, granite counter tops, stainless steel appliances, pot drawers, easy care plank flooring, large center island with eating bar, and even a beverage station. The dining area will comfortably fit your table and has large windows and an abundance of natural light. There is a 2-piece bathroom/laundry/mud room combination conveniently located at the back door. Wash the puppy's muddy paws and make sure the kids can wash up and remove those muddy clothes before they enter the general living space! Upstairs, the generously sized master bedroom has a walk-in closet and an ensuite bathroom with a jetted soaker tub for added relaxation. Two additional bedrooms each feature large windows and share a full bathroom with a combination shower/tub. All bedrooms have neutral plush carpeting for comfort. Additional Features include Central air conditioning for year-round comfort, Navien Hot Water on demand, programmable thermostat. The basement is unspoiled with a roughed in bathroom. It awaits development personalized



to your needs. The backyard is fully fenced for privacy, with a deck for your BBQ and a large parking pad/future garage site. The location in the community is ideal offering close proximity to both Catholic and public schools. It is a quick warm up walk to the community clubhouse/recreation center where you will enjoy year-round fun activities like skating, tennis, basketball and more. Outdoor enthusiasts will enjoy walking along Cranston ridge or biking down to the Bow River. You are also very close to public transit with quick and easy access to Deerfoot and Stoney trails.

There are many amenities nearby in Cranston, but you will also enjoy quick access to the amenities in Seton including Calgary South Health Campus/Hospital, YMCA, Cineplex, and Calgary Public Library. This stylish and practical plan maximized every room making it a comfortable and inviting place to call home. Whether you're enjoying the spacious backyard, relaxing by the fireplace, or entertaining guests in the open concept living area, this home is designed for both convenience and comfort. Come see the difference a well executed plan makes! Call your favorite agent and book your private tour today!

Built in 2011

Essential Information

MLS® #	A2267886
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.07
Year Built	2011

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	207 Cranford Crescent Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X9

Amenities

Amenities	Clubhouse, Visitor Parking
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vinyl Windows, Recreation Facilities
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Close to Clubhouse, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 18th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	181
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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