# \$449,900 - 1210 Cranford Court Se, Calgary

MLS® #A2218265

## \$449,900

2 Bedroom, 3.00 Bathroom, 1,224 sqft Residential on 0.02 Acres

Cranston, Calgary, Alberta

\*\*\* Nicely located in a QUIET AREA of this great complex, The Carmine remains the most popular model, boasting an OPEN CONCEPT LAYOUT with an expansive KITCHEN ISLAND, offering plenty of great storage, GRANITE COUNTERTOPS, and a FLEX AREA perfect for a home office. Rich espresso HARDWOOD FLOORS throughout the main floor complement the full-height cabinetry and glass-tile backsplash. FRESHLY PAINTED WITH NEW CARPETS! Large windows to the east with a WALK-OUT BALCONY to the west provide plenty of natural light. Upstairs, you will find two Primary suites, each with a PRIVATE ENSUITE BATH, walk-in closets, ceiling fans, and a large laundry storage room (no running down flights of stairs with your laundry basket!) The lower level has enough room to create a hobby or TV room. Add to this the DOUBLE ATTACHED GARAGE. keeping your vehicles out of the cold and hail, making this a perfect home! The lower level could easily be finished to add living space to this home - a hobby room or media room would work well here. This is a well-cared-for complex in an ideal location - close to shopping, schools, and major transportation routes. MOVE IN READY! Here is your opportunity to stop renting and enjoy the luxury of home ownership!







Built in 2010

#### **Essential Information**

MLS®# A2218265 Price \$449,900

2 Bedrooms 3.00 Bathrooms **Full Baths** 2 Half Baths 1

Square Footage 1,224 Acres 0.02 Year Built 2010

Type Residential

Row/Townhouse Sub-Type

Style 2 Storey Status Active

## **Community Information**

Address 1210 Cranford Court Se

Subdivision Cranston City Calgary County Calgary Province Alberta

Postal Code T3M 0W2

### **Amenities**

**Amenities** Visitor Parking

Parking Spaces 2

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

Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood **Appliances** 

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Partially Finished, Partial

#### **Exterior**

Exterior Features Courtyard
Lot Description Cul-De-Sac

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 7th, 2025

Days on Market 7

Zoning M-1

HOA Fees 190

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX First

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