# \$535,000 - 109 Cranford Walk Se, Calgary

MLS® #A2221545

# \$535,000

3 Bedroom, 2.00 Bathroom, 1,449 sqft Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this meticulously maintained three-bedroom townhome, ideally situated in the highly desirable community of Cranston. The open-concept main level features a spacious living room, dining area, and kitchen, thoughtfully designed to provide seamless flow for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances, including a brand-new stove, and opens onto a generously sized balconyâ€"perfect for summer barbecues while enjoying stunning mountain views. Freshly and professionally painted throughout, the home offers a bright, clean aesthetic and is truly move-in ready. The primary suite boasts a walk-in closet with custom built-ins and a private en-suite bathroom. Two additional kids bedrooms, a full bathroom, and a separate laundry room offer added functionality and convenience. On the lower level, a versatile flex space provides access to the double attached garage, which includes extra shelving for enhanced storage. Additional features of the home include central air conditioning, 9ft ceilings, Luxury vinyl plank flooring. All of this is set within the vibrant, family-friendly community of Cranstonâ€"renowned for its top-rated schools, expansive parks, scenic pathways, and close proximity to shopping, Seton amenities, and major transportation routes. Do not miss this exceptional opportunity to own a top-floor residence in one of Calgary's most sought-after neighbourhoods.







# **Essential Information**

MLS® # A2221545 Price \$535,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,449 Acres 0.00 Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

# **Community Information**

Address 109 Cranford Walk Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 1R5

#### **Amenities**

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Insulated, Garage

Faces Rear

# of Garages 2

### Interior

Interior Features Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In

Closet(s), Track Lighting

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer,

Window Coverings

Heating High Efficiency, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Partially Finished, Partial

## **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard

Lot Description Back Lane, Landscaped, Many Trees, Street Lighting, Views, Close to

Clubhouse

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 15th, 2025

Days on Market 1

Zoning M-1

HOA Fees 175

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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