

# \$409,000 - 507 Cranford Mews Se, Calgary

MLS® #A2225966

**\$409,000**

2 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

**\*\*Come By The OPEN HOUSE - June 7th 12pm - 2pm\*\*** Think of NO CONDO FEE for the remainder of the 2025.. that is right, the seller is paying the condo fee for the remainder of 2025!! Welcome to this spacious and well-maintained dual primary bedroom townhome located in the vibrant and family-friendly community of Cranston. Offering over 1,240 sq ft of livable space, this thoughtfully designed home delivers comfort, functionality, and energy efficient. The open-concept main floor features luxury vinyl plank flooring, pot lighting, and a bright living area perfect for relaxing or entertaining. Plus, stay cool with central air conditioning all summer long. The well-equipped kitchen offers ample cabinetry, quartz countertops, island seating, and a full suite of stainless steel appliances. Upstairs, youâ€™™ll find two generously sized primary bedrooms, each with its own private ensuiteâ€™™ideal for guests, roommates, or multigenerational living. Convenient upper-floor laundry adds to the functional layout. Additional highlights include a fully fenced and landscaped backyard with low-maintenance stone finishing, a massive attic for storage, and one parking stalls, with extra visitor and street parking nearby. Set in a quiet, well-managed complex, youâ€™™re just steps from walking and biking trails, with breathtaking views of the Bow River and surrounding mountains. Nearby amenities include schools, parks, playgrounds, shopping, the South Health Campus, Seton YMCA, and



easy access to Deerfoot and Stoney Trail.  
Whether you're a first-time homebuyer,  
investor, or downsizing, this home checks all  
the boxes. Book your private showing today!

Built in 2017

### Essential Information

MLS® #	A2225966
Price	\$409,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	507 Cranford Mews Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2P1

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Lawn, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	9
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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