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

MLS® #A2225966

## \$409,000

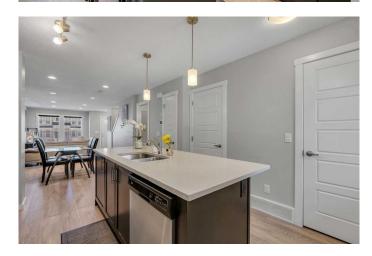
2 Bedroom, 3.00 Bathroom, 1,240 sqft Residential on 0.00 Acres

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, you'II 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, you'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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