

\$330,000 - 624 Cranford Walk Se, Calgary

MLS® #A2078629

\$330,000

2 Bedroom, 1.00 Bathroom, 861 sqft

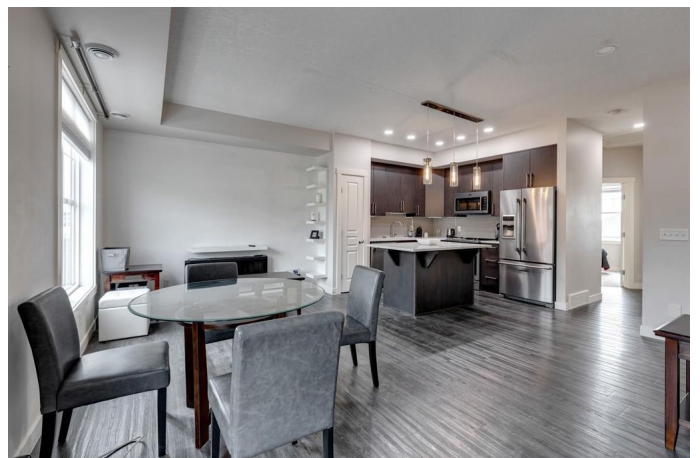
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Attention INVESTORS! Your opportunity to own a gorgeous property with established tenancy until August 1, 2024 is here! Welcome to this remarkable townhouse nestled in the heart of Cranston! Situated close to a wide variety of schools, amenities, and the community centre, it offers easy access to public transit and a network of pathways leading into Fish Creek Provincial Park. This stunning two-bedroom home seamlessly merges modern living with comfort through its open concept design that exudes brightness and spaciousness. With high ceilings, large windows, and numerous upgrades, it boasts an inviting, functional, and contemporary appeal.

The recent upgrades include new Maytag appliances, quartz counters, an electric fireplace, faucets, garburator, hot water tank, carpet, vacuflo, smart thermostat, A/C, phantom door screen, new smoke and carbon monoxide detectors, and all-new window treatments. The kitchen is a culinary enthusiast's dream, equipped with sleek stainless steel appliances that make cooking a pleasure. The center island doubles as an ideal spot for casual dining and augments the counter space for your cooking adventures. The addition of a pantry ensures all your kitchen essentials are neatly stored and within easy reach.

The two generously proportioned bedrooms provide a tranquil sanctuary for relaxation and rest. The modern four-piece bathroom is fitted



with contemporary fixtures and finishes, including new glass shower door. In-suite laundry further enhances daily conveniences. Step out onto your private patio for a peaceful morning coffee or delight in al fresco dining whilst taking in the beautiful view of the well-kept complex. The fenced front entrance provides a sense of security and privacy. For added practicality, an attached garage provides secure parking and additional storage. Say goodbye to scraping ice off your windshield on frosty winter mornings. Schedule a showing today and experience the extraordinary lifestyle this property has to offer.

Built in 2014

Essential Information

MLS® #	A2078629
Price	\$330,000
Sold Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	861
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	624 Cranford Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R8

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Close to Clubhouse, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2023
Date Sold	October 24th, 2023
Days on Market	47
Zoning	M-1
HOA Fees	182.70
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.