

# \$335,000 - 204 Cranford Mews Se, Calgary

MLS® #A2084609

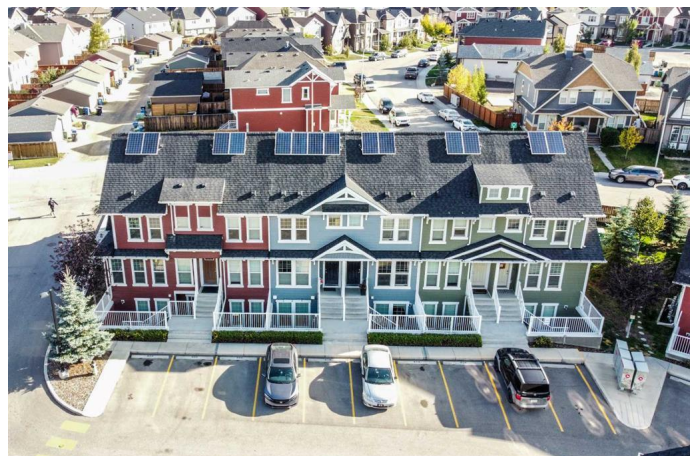
**\$335,000**

2 Bedroom, 2.00 Bathroom, 1,186 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

5 things we LOVE about Townhouse 204 (and weâ€™re sure you will too): 1. ROOM TO LIVE: Offering 1185 SqFt of refined, open concept living space, 2 large bedrooms and 2 full bathrooms; this is a full-sized home! The living room easily accommodates your furnishings and is accented by large windows and a dramatic fireplace normally reserved for infills in a substantially higher price range. The centrally located kitchen (also reminiscent of contemporary infills) is perfectly appointed while the well-proportioned dining space at the back of the condo could easily act as a home office depending on your needs and lifestyle. The King-size primary bedroom is equipped with 4-piece ensuite and walk-in closet while the second bedroom is still larger than most primaryâ€™s and offers nice separation if youâ€™re considering a roommate. The large, private patio becomes an extension of your living space in the warmer months with multiple searing areas and BBQ gas line. 2. THAT KITCHEN: This may be condo living but it certainly isnâ€™t compromised living! The centrally located kitchen is truly the heart of this home with granite counters, stainless appliance package, breakfast bar, subway tile backsplash, and full-height cabinetry. Whether preparing a feast or simply warming up leftovers youâ€™ll feel right at home here. 3. THE COMPLEX: Zen in Cranston is a well-run townhouse complex built in 2016 by Avalon Master Builders. Residents enjoy beautifully maintained grounds, ample visitor parking and



very reasonable condo fees (\$358.92) in a community-minded environment. 4. GOOD THINGS COME IN 2's: 2 Bedrooms, 2 Bathrooms + 2 Parking Stalls. 5. A MATURE AND CONVENIENT NEIGHBOURHOOD: Cranston is a vibrant and welcoming community nestled in the southeastern corner of Calgary. Known for its family-friendly atmosphere and picturesque landscapes, Cranston offers residents a unique blend of suburban tranquility + convenience. The community is centered around the stunning Cranston Ridge, which provides breathtaking views of the Bow River Valley and the nearby Rocky Mountains. With its well-maintained parks, walking trails, and a bustling community center, Cranston fosters a strong sense of togetherness among its residents. The neighborhood is also home to a variety of amenities, including shopping and schools along with numerous housing choices from entry-level condos to estate homes making it an ideal neighbourhood for any budget or lifestyle.

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2084609      |
| Price          | \$335,000     |
| Sold Price     | \$325,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,186         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Sold          |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 204 Cranford Mews Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 2P1              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Off Street, Stall      |

## Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                                             |
| Heating           | In Floor                                                                                                                                       |
| Cooling           | None                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                              |
| Fireplaces        | Electric, Living Room                                                                                                                          |
| Basement          | None                                                                                                                                           |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Lot Description   | Landscaped                     |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 3rd, 2023  |
| Date Sold      | October 30th, 2023 |
| Days on Market | 27                 |
| Zoning         | M-2                |
| HOA Fees       | 182.70             |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             CENTURY 21 BAMBER REALTY LTD.

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