

\$444,900 - 811 Cranford Court Se, Calgary

MLS® #A2109418

\$444,900

2 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.02 Acres

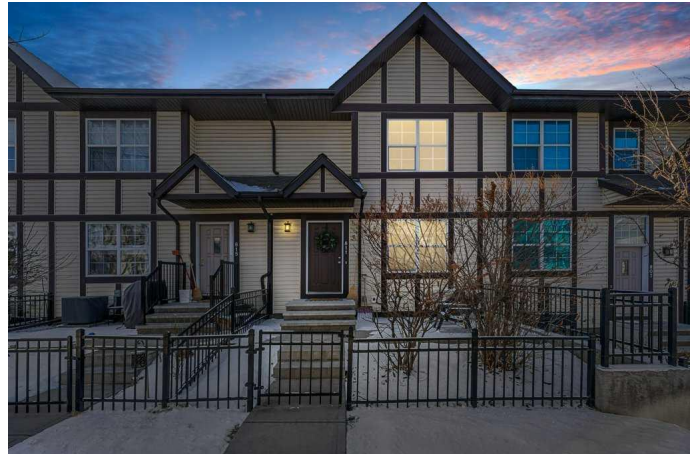
Cranston, Calgary, Alberta

*** OPEN HOUSE CANCELLED, HOME IS SOLD*** Are you looking for a BEAUTIFULLY FINISHED southeast Calgary TOWNHOME with a DOUBLE ATTACHED GARAGE? Are you a fan of ACTIVE LIVING?

Come see 811 Cranford Court SE, which is located literally a stone's throw (if you have a decent throwing arm) from the Cranston Community Centre ("Century Hall"). There you will find an INDOOR GYM, and an OUTDOOR SPLASH PARK (in the summer), an OUTDOOR HOCKEY RINK with Zamboni (in the winter), plus TENNIS/PICKLEBALL courts! How about a walk along the Cranston Ridge for spectacular mountain views, or ride your bike down the hill to the RIVER PATHWAYS, connecting to FISH CREEK PARK! OK, you've had an active day and it's time to head home. Park your car(s) in the DOUBLE ATTACHED GARAGE (a true double wide garage, not a tandem)! Then in spring/summer/fall, grab a hot or cold drink and relax in your COURTYARD PATIO (with nice garden space). Step inside your home and enjoy EXPANSIVE HARDWOOD flooring on the main level plus NEW CARPET upstairs!

A fantasitic OPEN FLOOR PLAN, great for entertaining. You could have breakfast at the island or dinner at the dining table, with room to extend for extra guests! How about a movie night in the front living room or just sit and visit.

There is tons of natural lighting, thanks to large windows at both front and back of the home! What a BEAUTIFUL KITCHEN with



end pantry! GRANITE COUNTERTOPS!
And STAINLESS STEEL fridge, stove,
dishwasher and microwave! CENTRAL
ISLAND with flush eating bar, lots of counter
surface, undermounted sink and upgraded
faucet! Main level also has a READING OR
OFFICE space, plus a half bath (nicely tucked
away). Head upstairs to another very
practical DESK SPACE plus very SPACIOUS
BEDROOMS, EACH WITH AN ENSUITE
BATHROOM! You will love the convenience
of two full bathrooms upstairs. Enjoy a hot
soak in the tub, or comfort all summer long
with CENTRAL AIR CONDITIONING! Do you
work from home? You will love the TWO
OFFICE SPACES - one on the main level and
one upstairs! The basement has a great
space for extra storage or a small home gym.
Beautifully maintained unit in a great condo
complex with multiple options for visitor
parking. Close to shopping, and quick to
Deerfoot or Stoney Trail! Tons of new
shopping, theater and more, south of the
South Health Campus. Book your showing
today!

Built in 2010

Essential Information

MLS® #	A2109418
Price	\$444,900
Sold Price	\$470,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.02
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Sold

Community Information

Address	811 Cranford Court Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0W1

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Courtyard
Lot Description	Garden, Landscaped, Standard Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	March 4th, 2024
Days on Market	5
Zoning	M-1
HOA Fees	182.70
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Complete Realty

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