

\$465,000 - 1222 Cranford Court Se, Calgary

MLS® #A2119438

\$465,000

2 Bedroom, 3.00 Bathroom, 1,221 sqft

Residential on 0.02 Acres

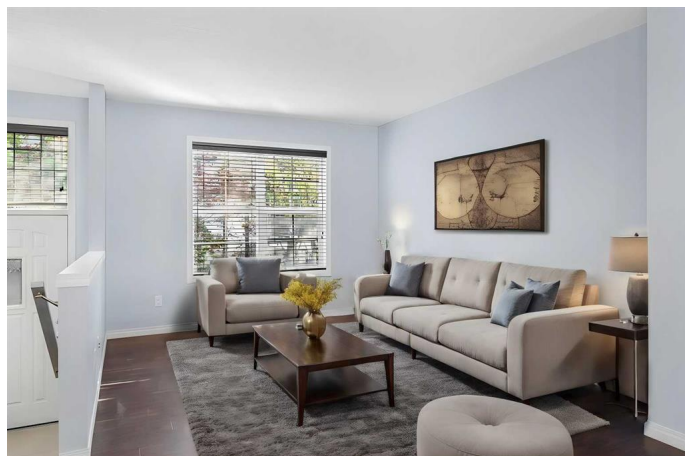
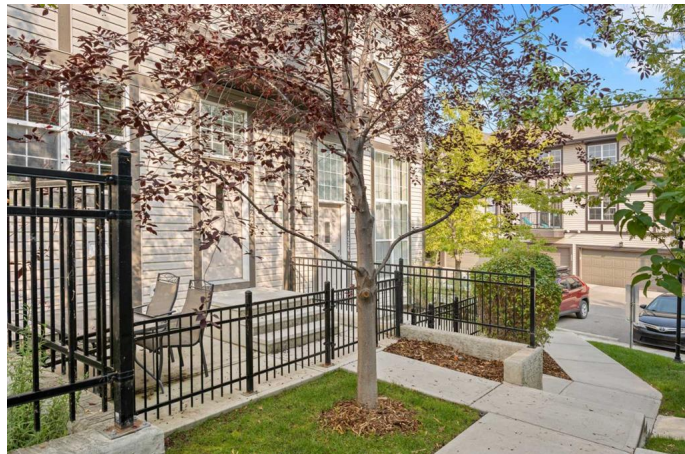
Cranston, Calgary, Alberta

*****OPEN HOUSE SUNDAY 14 APRIL NOON TO 3PM***** Ideally located townhome in a walkable neighbourhood: close to shopping, recreation, schools, and transit. With over 1200 sq.ft , a fenced front patio, and **DOUBLE ATTACHED GARAGE**. Featuring **TWO BEDROOMS** both with **ENSUITE BATHROOMS** and walk- in closets.

****On the main floor you will find an open floor plan with laminate flooring throughout: living area; dining area; spacious kitchen with STAINLESS STEEL APPLIANCES. There is an abundance of cabinet and counter space. The kitchen has an island, pantry, and there is an additional pantry/storage under the stairs. Patio doors from the kitchen lead out to a balcony, perfect for BBQing. Also, on this floor you will find a half-bathroom perfect for guests.**

****On the upper floor you find the two large bedrooms both with their own ensuite bathrooms and walk-in closets. A nook area which could be used as a desk or reading area. The laundry is also conveniently located on the upper floor.**

****Going into the basement you will find the stairs are tiled and there is a chrome handrail. The same handrail is used throughout the home making a very modern statement. In the basement you will find the mechanical equipment (furnace serviced 2024), and shelving for storage. The floor is tiled and the drywall finished, so the space could also be utilized as a gym area. The garage is accessed on this level. The garage is**



spacious and the garage floor has a finished coating.

****This pet friendly condo complex (1 pet max.)** is well maintained and features lovely treelined pathways and landscaped communal seating area. There is a fantastic Residents Association in Cranston literally across the street which has amazing facilities including, community hall with programmed activities for young and old, tool and equipment rentals, and summer farmers market. There are outdoor tennis and basketball courts, outdoor ice-rink, playpark, splash park. All this is right on your doorstep. Plus you are a short drive to the Seton YMCA, the entertainment in Seton, and the South Health Campus. It is quick to get to Stoney or Deerfoot Trail for all your commuting options.

This townhome is perfect for those wanting a maintenance free lifestyle in a walkable community. Make this your right move!

Built in 2010

Essential Information

MLS® #	A2119438
Price	\$465,000
Sold Price	\$470,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,221
Acres	0.02
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1222 Cranford Court Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0W2

Amenities

Amenities	Gazebo, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 23rd, 2024
Days on Market	20
Zoning	M-1
HOA Fees	189.52
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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