

# \$340,000 - 117 Cranford Walk Se, Calgary

MLS® #A2124465

**\$340,000**

2 Bedroom, 1.00 Bathroom, 779 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Step into this pristine single level townhouse nestled in the sought-after community of Cranston! You'll love the inviting layout of this ground floor unit, boasting a generous living space, perfect for unwinding and soaking in the evening hues from the comfort of your living room. The seamless flow extends into the kitchen, showcasing sleek stainless steel appliances, elegant granite countertops including a convenient central island and ample storage with abundant cabinets that have soft-close mechanisms, and a full sized pantry. Warm hardwood flows through the main living areas, while there is cozy carpet in the bedrooms, and durable tile in the bathroom and main entrance. Discover a lovely 4-piece bathroom with a tub/shower combo and convenient full sized washer and dryer. Both bedrooms are generously sized, each adorned with large windows, while the primary suite boasts a spacious walk-in closet. Outside, indulge in relaxation on your private patio equipped with a natural gas line for your BBQ. Additional highlights of this property include a 2-car tandem garage with direct access to the unit, along with a visitor parking pass. The Cranston community offers tons of amenities at your fingertips including shopping, scenic walking paths, numerous schools, parks, and the serene Bow River, all within close proximity. This condo enjoys a prime location just a short drive to the South Health Campus Hospital, Seton YMCA, and convenient access to Deerfoot Trail and Stoney Trail. Book your



private showing today!

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2124465      |
| Price          | \$340,000     |
| Sold Price     | \$384,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 779           |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 117 Cranford Walk Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1R5              |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Visitor Parking                |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Laminate Counters, Pantry, Storage, Walk-In Closet(s)                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |

|          |      |
|----------|------|
| Basement | None |
|----------|------|

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other, Private Entrance  |
| Lot Description   | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2024 |
| Date Sold      | April 27th, 2024 |
| Days on Market | 8                |
| Zoning         | M-1              |
| HOA Fees       | 167.00           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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