

\$409,000 - 308 Cranford Walk Se, Calgary

MLS® #A2129065

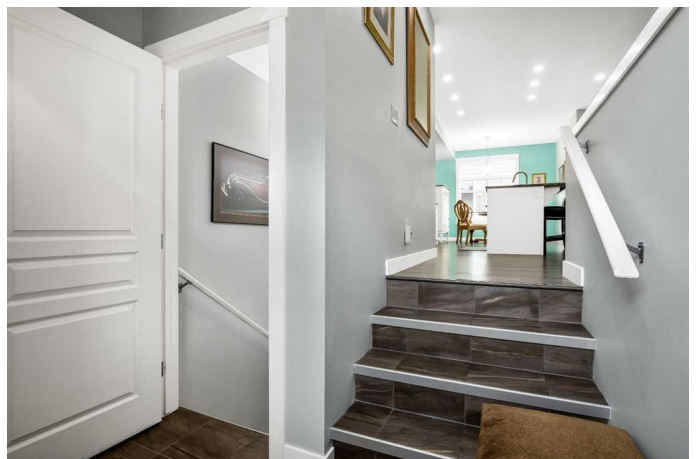
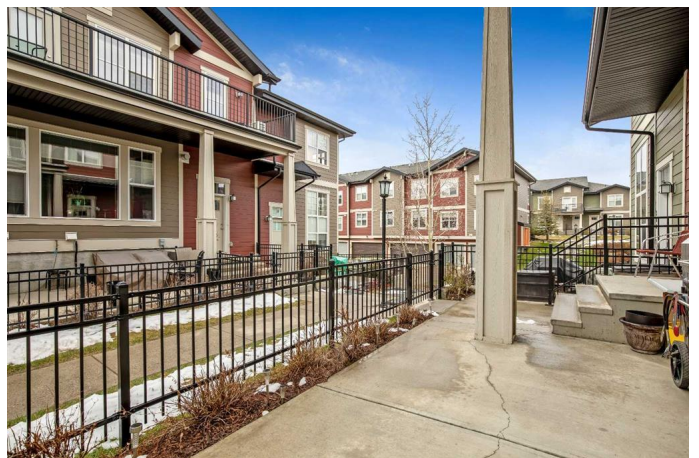
\$409,000

2 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to 308 Cranford Walk SE, a charming bungalow-style townhouse nestled in the vibrant Cranston community of Calgary. This delightfully designed 1,100sqft home offers both comfort and convenience with its variety of modern fixtures and open floor plan. Step inside to discover the airy and inviting living area, equipped with high 9' ceilings and sleek hardwood floors that flow seamlessly throughout the home. The space is perfected with new blinds, lighting, and plumbing fixtures, ensuring a contemporary feel. Central air conditioning is installed to ensure your comfort no matter the season. Anchoring the living room is a cozy gas fireplace, serving as the perfect backdrop for relaxing evenings. Adjacent is the functional kitchen, fitted with modern stainless appliances, gas stove, ample cabinetry, and an informal breakfast island, ideal for morning gatherings. Natural light floods the space through generous windows, illuminating the expansive patio area visible outside. This home features two spacious bedrooms, each designed with your peace in mind. The primary bedroom boasts an ensuite bathroom and a practical walk-in closet, providing a serene and private retreat. The second bedroom, equally bright and sizable, offers flexible space suitable for guests or a home office. Additional amenities include a lower-level storage area and a double attached garage, providing ample space for parking and storage. Situated within walking distance to a picturesque park, this



community-rich location boasts proximity to recreational facilities, enhancing your living experience. Ideal for anyone from first-time homebuyers to those seeking a manageable living space, this townhouse combines the allure of practical living with the charm of suburban tranquility. Donâ€™t miss the opportunity to own a slice of Cranston â€“ a home where every detail is geared towards making your life more enjoyable and convenient.

Built in 2014

Essential Information

MLS® #	A2129065
Price	\$409,000
Sold Price	\$433,333
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,106
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	308 Cranford Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R7

Amenities

Amenities	Parking
Parking Spaces	2

Parking	Double Garage Attached
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Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Courtyard
Lot Description	Low Maintenance Landscape, Landscaped, Level, Street Lighting, Paved
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 4th, 2024
Date Sold	May 17th, 2024
Days on Market	13
Zoning	M-1
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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