

# \$469,900 - 414 Cranford Court Se, Calgary

MLS® #A2161868

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.02 Acres

Cranston, Calgary, Alberta

This well-maintained townhouse is nestled in a quiet neighborhood, facing a serene green space and conveniently close to schools, grocery stores, shopping, and restaurants. The unit features beautiful hardwood maple floors and 9-foot ceilings that create a spacious and inviting atmosphere. The Open Floor Plan with a custom bar & built-in mini fridge compliments a large Dining area. The modern kitchen is equipped with stainless steel appliances and granite countertops, offering both style and functionality.

The thoughtfully designed floor plan allows each bedroom to have its own 4-piece ensuite bathroom, providing privacy and comfort. Recent updates by the condo board include a new roof (2023-2024) and a hot water tank replaced by the owner in 2024, ensuring peace of mind for years to come.

This home combines modern amenities with a peaceful setting and close proximity to essential conveniences, making it an ideal retreat within the city.

Built in 2010

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2161868  |
| Price      | \$469,900 |
| Sold Price | \$468,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,228         |
| Acres          | 0.02          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 414 Cranford Court Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 0W3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Wired for Sound     |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Partial, Partially Finished                                                          |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Playground                                      |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Treed |
| Roof              | Asphalt Shingle                                 |

|              |                                 |
|--------------|---------------------------------|
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 6th, 2024  |
| Date Sold      | September 19th, 2024 |
| Days on Market | 14                   |
| Zoning         | M-1                  |
| HOA Fees       | 189.53               |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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