

\$499,900 - 274 Cranford Drive Se, Calgary

MLS® #A2162480

\$499,900

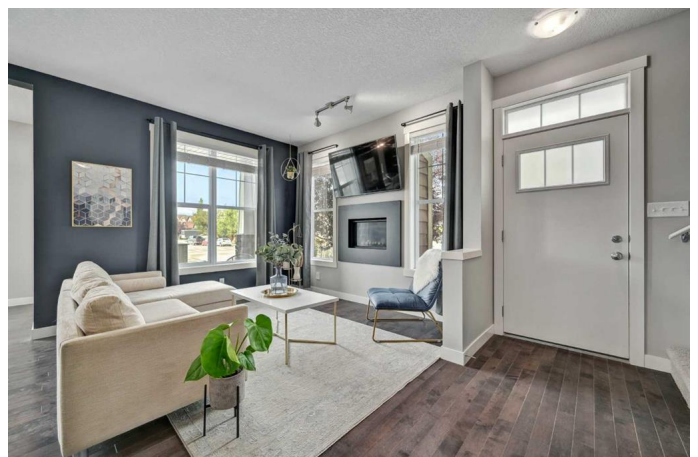
2 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Introducing an exquisite new listing that promises the perfect blend of comfort and chic urban living! This stunning townhouse is located in Calgary's vibrant community of Cranston. This home spans an impressive 1202.63 square feet. The heart of this home features maple hardwood and tile flooring underfoot with a backdrop of neutral color tones, bathed in natural light from the many, generously sized windows. The kitchen will inspire your inner chef with its lustrous granite countertops, a stylish tile backsplash, and modern stainless steel appliances. Adjacent to the kitchen and dining area, the living room invites you to relax beside the cozy fireplace or gaze out across the tranquil green space. Venture upstairs where you will find two spacious bedrooms, each equipped with an ensuite and walk-in closet—offering a private retreat for everyone and MOUNTAIN VIEWS. The upper level offers new LVP flooring and the added convenience of an upstairs laundry. Ready for a personal touch, the basement provides a canvas for your imagination—the possibilities are endless, perhaps a guest suite complete with a bathroom and bedroom? Not to mention central air for your comfort during Calgary's hot summers!

For healthcare ease, the South Health Campus Hospital is just a few short minutes away by car, adding peace of mind to the plentiful amenities this location boasts. The Cranston Market is at your doorstep, providing



an array of shopping and dining options to suit any taste or need.

Whether it's the turnkey readiness, the mountain views, or the exceptional location near all essentials, this townhouse is ready to be called home. Call today for more information!!

Built in 2015

Essential Information

MLS® #	A2162480
Price	\$499,900
Sold Price	\$490,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,203
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	274 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R9

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 16th, 2024
Days on Market	12
Zoning	M-1
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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