

\$500,000 - 271 Cranston Drive Se, Calgary

MLS® #A2167161

\$500,000

3 Bedroom, 3.00 Bathroom, 1,397 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to your new home in the beautiful river & ravine community of Cranston! This delightful fully finished duplex features two storeys of comfortable living space, perfect for families or those seeking a serene lifestyle. As you step inside, youâ€™re greeted by a bright and airy open-concept layout that seamlessly connects the den, living, dining, and kitchen areasâ€”ideal for entertaining or cozy evenings at home. The stylish kitchen boasts modern appliances and ample counter space, making meal prep a breeze. Upstairs, youâ€™ll find spacious bedrooms with generous natural light, including a tranquil master suite complete with an en-suite bathroom and walk-in closet. The additional bedrooms and 4-pc bath offer flexibility for guests, a home office, or a playroom. The fully finished basement provides extra living space, perfect for a family room or workout area, and includes convenient laundry and storage space. Step outside to your private backyard oasis, where you can enjoy morning coffees or summer BBQs in a peaceful setting. The single attached garage adds convenience, keeping your vehicle safe from the elements. Located near scenic walking paths and picturesque ponds youâ€™ll have access to the natural beauty of the surrounding river and ravine pathway system. Explore the outdoor trails, parks, and community amenities just a stoneâ€™s throw away. Donâ€™t miss this opportunity to own a charming home in one of Calgaryâ€™s most sought-after neighborhoods! Schedule your



showing today!

Built in 2004

Essential Information

MLS® #	A2167161
Price	\$500,000
Sold Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,397
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	271 Cranston Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1E7

Amenities

Amenities	Clubhouse, Playground, Racquet Courts, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Pantry, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	September 24th, 2024
Days on Market	5
Zoning	R-2M
HOA Fees	174.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty
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