

# \$524,900 - 109 Cranford Walk Se, Calgary

MLS® #A2221545

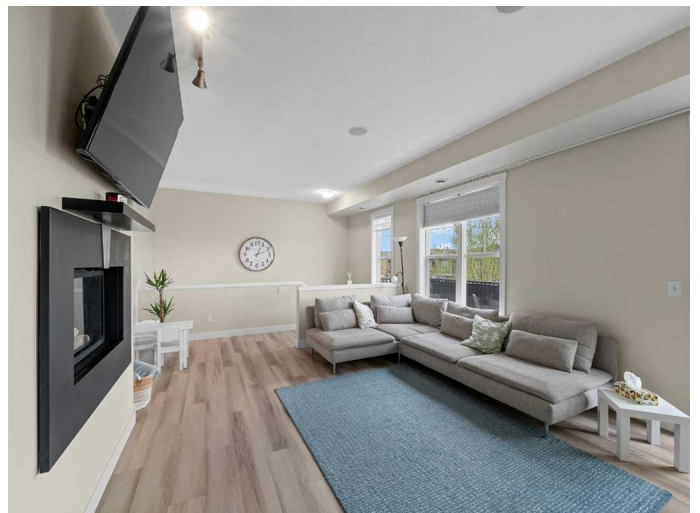
**\$524,900**

3 Bedroom, 2.00 Bathroom, 1,449 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this meticulously maintained three-bedroom townhome, ideally situated in the highly desirable community of Cranston. The open-concept main level features a spacious living room, dining area, and kitchen, thoughtfully designed to provide seamless flow for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances, including a brand-new stove, and opens onto a generously sized balcony—perfect for summer barbecues while enjoying stunning mountain views. Freshly and professionally painted throughout, the home offers a bright, clean aesthetic and is truly move-in ready. The primary suite boasts a walk-in closet with custom built-ins and a private en-suite bathroom. Two additional kids bedrooms, a full bathroom, and a separate laundry room offer added functionality and convenience. On the lower level, a versatile flex space provides access to the double attached garage, which includes extra shelving for enhanced storage. Additional features of the home include central air conditioning, 9ft ceilings, Luxury vinyl plank flooring. All of this is set within the vibrant, family-friendly community of Cranston—renowned for its top-rated schools, expansive parks, scenic pathways, and close proximity to shopping, Seton amenities, and major transportation routes. Do not miss this exceptional opportunity to own a top-floor residence in one of Calgary's most sought-after neighbourhoods.



Built in 2013

## Essential Information

MLS® #	A2221545
Price	\$524,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,449
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	109 Cranford Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R5

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated
# of Garages	2

## Interior

Interior Features	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Back Lane, Close to Clubhouse, Landscaped, Many Trees, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	59
Zoning	M-1
HOA Fees	175
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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