# \$465,000 - 305 Cranford Mews Se, Calgary

MLS® #A2228614

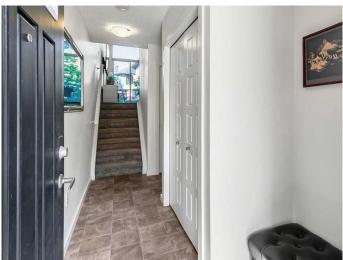
#### \$465,000

2 Bedroom, 3.00 Bathroom, 1,496 sqft Residential on 0.03 Acres

Cranston, Calgary, Alberta

Rare Opportunity!!! Stylish Double Primary Bedroom Townhome with Full Basement AND Attached Garage in ZEN Cranston SOLAR. Welcome to the sought-after Baldwin floorplan in the "ZEN Cranston SOLAR" complexâ€"a beautifully maintained 2-bedroom, 2.5-bath home with a thoughtfully designed open-concept layout. The main level features modern laminate flooring throughout and is filled with natural light from large windows that frame views of the private deck and backyard. The spacious living area has 14-ft ceilings and ample space for a variety of furniture options and a nook for a desk. The dining space and contemporary kitchen are perfect for entertaining. The kitchen comes equipped with quartz countertops, a generous breakfast bar, water filtration system, full stainless steel appliance package and ample cabinetry. Upstairs, you'll find two generous bedroomsâ€"each with their own 4-piece ensuite and walk-in closets. Convenient upper-level laundry adds to the ease of your daily living. Additional highlights include central air conditioning, two solar panels for energy efficiency and an undeveloped basement with bathroom rough-ins and large windows awaiting your personalized touch. The property is situated close to schools, scenic walking paths, parks, playgrounds and shopping amenities - this home truly has it all. Don't miss your chance to own this gemâ€"schedule your viewing today!







Built in 2015

#### **Essential Information**

A2228614
\$465,000
2
3.00
2
1
1,496
0.03
2015
Residential
Row/Townhouse
2 Storey
Active

# **Community Information**

Address	305 Cranford Mews Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2P1

## Amenities

Amenities	Other, Trash, Visitor Parking
Parking Spaces	2
Parking	Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Has Basement Basement	Yes Full, Unfinished
Exterior	
Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

#### **Listing Details**

Listing Office eXp Realty

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