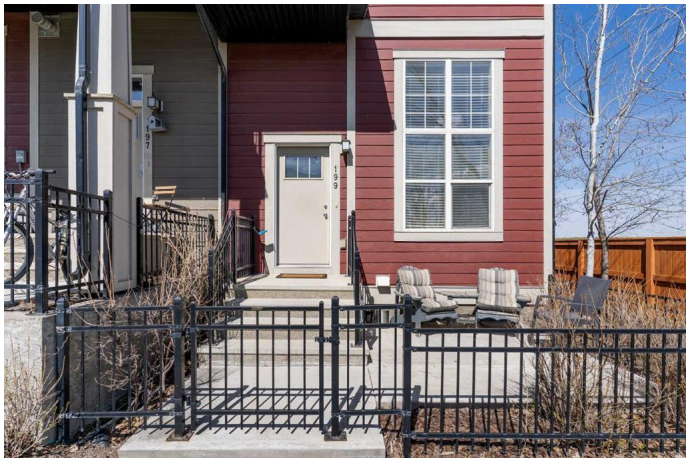
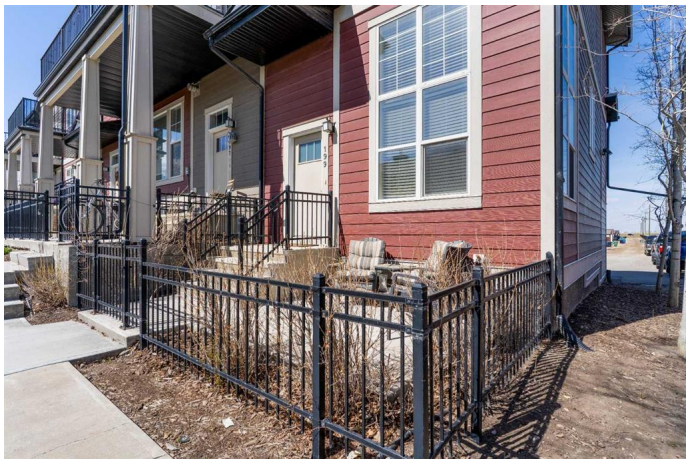
$448,000 - 199 Cranford Walk Se, Calgary

MLS® #A2239399

$448,000
2 Bedroom, 3.00 Bathroom, 1,235 sqft
Residential on 0.00 Acres

Cranston, Calgary, Alberta





Incredible opportunity - Double WIDE Attached-Garage 3-Level Townhome for under $450k - view the detailed Floor Plans, and 3D iGuide Virtual Tour for best experience! Prime location - sole end unit with one neighbour, and open all around to 3 sides close to pathways - Patio is private and quiet, by the community screening fence! 199 Cranford Walk SE is even more convenient for owners, being at the end of the single family alley, allowing for additional parking for family and friends, closer than Visitor Parking in the main lot. The 3-level-split floor plan is lofty and vaulted, with HUGE main Living Room windows, and gives an open aspect to the tiled Foyer Entry (with closet). Up half a flight is a full-sized Dining Room and Kitchen, smartly split into a sidebar with stainless fridge, pantry and desk/coffee bar, then the main cooking area, where additional chopping block island can be placed, in addition to the existing raised 3 to 4 person peninsula-style eating bar. Granite counters, glass top range, over-the-range microwave hood and dishwasher are also in stainless steel, and the decor is contemporary - unique backsplash, and stylish dark cabinets add to the aesthetics. This gorgeous 1235 square foot home includes easy maintenance hard plank flooring through the main living areas. Upstairs, double Primary Bedrooms both hold King-sized furnishing (one is being used as a Den/Office/Guest space currently) and each has a private Ensuite, also Granite vanities, a

walk-in shower or tub/shower unit. Both have large Walk-in Closets, with folding shelves in addition to hanging: tons of space for clothing, dressers, or active gear. The wide landing at the top of the stair gives room for in-suite Laundry days, or, use as a reading Loft! As a bonus, the lowest level has a long storage under the stairs (30+ square feet) AND a full Games Room, partially developed with drywall - just enclose the recently cleaned/serviced Furnace and 60 Gallon Hot Water Tank to complete, and offer future resale values. Enjoy BBQ year round on the concrete patio, with some natural hedges around, perfect for your use, friends, family, or your closest canine friend (one)! Harvest Mosaic in Cranston has ways to SAVE owners money on fees - solar paneling and micro inverters on the recycling shed, motion security lights at the low-maintenance pathways, high end siding, masonry, iron railings, and an elegant tiered-pathway system between unit blocks, all combine to give privacy and a mountain chalet curb appeal to the entry points. Don't wait to experience 199 Cranford Walk SE today - agents can see documents immediately.

Built in 2013

Essential Information

MLS® #	A2239399
Price	$448,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse

Style	3 Level Split
Status	Active

Community Information

Address	199 Cranford Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R6

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Underground Sprinklers, Views, Open Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	16
Zoning	M-1

HOA Fees	181
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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