

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

MLS® #A2221545

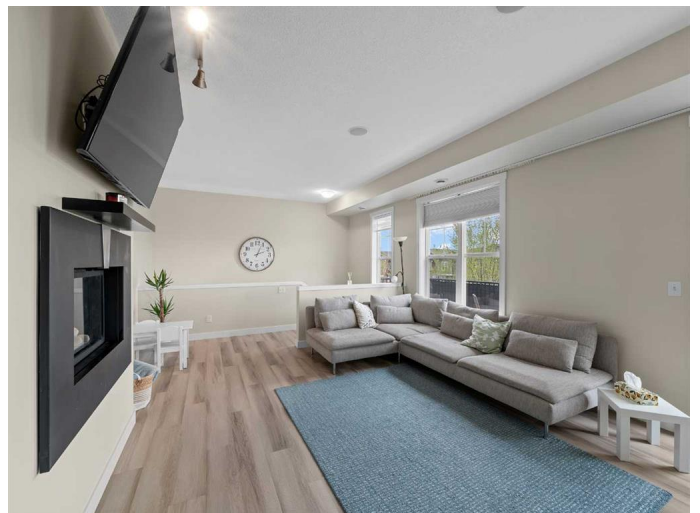
**\$524,900**

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, Walk-In Closet(s), Track Lighting |
| 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        | Partially Finished, Partial |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 31             |
| Zoning         | M-1            |
| HOA Fees       | 175            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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