

# \$489,000 - 310 Cranford Walk Se, Calgary

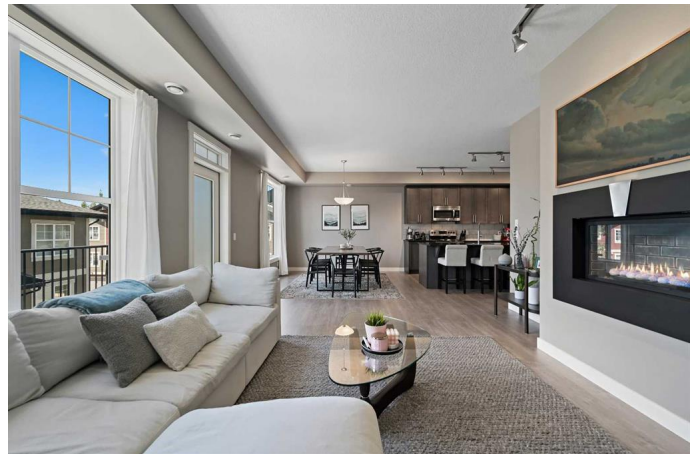
MLS® #A2241066

**\$489,000**

3 Bedroom, 2.00 Bathroom, 1,345 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to 310 Cranford Walk SE—a stunning townhome in one of Cranston's most desirable locations, offering true bungalow-style living with no neighbors above you, a double attached garage, and almost 1,400 sq ft of bright, beautifully designed living space with a brand new A/C for your warmer summer months—plus a fully developed lower flex area perfect for extra storage, gym, or workspace. The home is very well maintained, thoughtfully upgraded, and ready for you to fall in love the moment you walk in. From the charming, spacious foyer, ascend to the top floor, where you'll be greeted by soaring 9-foot ceilings, oversized windows, and a thoughtfully crafted open layout bathed in natural light. The luxury vinyl plank flooring throughout brings warmth and elegance while seamlessly connecting each space. A stylish feature fireplace anchors the generous living room, which opens gracefully into a dedicated dining space—perfect for entertaining or cozy family dinners. The heart of the home is the well-appointed kitchen, featuring sleek stainless steel appliances, stylish tile backsplash, modern undermount sink and spacious pantry, all complimented by the rich granite countertops and oversized central island ideal for prep, hosting, or morning coffee. On the northeast wing, you'll find three spacious bedrooms, including a primary Bedroom with a large walk-in closet and private 3-piece ensuite with oversized glass shower featuring dual benches for added



**310 CRANFORD WALK SE**  
REALTORS ASSOCIATION OF CALGARY  
ENTRY LEVEL (AG) - 102.58 Sq Ft / 9.53 m<sup>2</sup>  
MAIN LEVEL (AG) - 1241.90 Sq Ft / 115.38 m<sup>2</sup>  
(OF WHICH 13.17 Sq Ft IS UNDEVELOPED)  
TOTAL ABOVE GRADE RMS SIZE - 1344.54 Sq Ft / 124.91 m<sup>2</sup>  
BASEMENT (BG) - 228.08 Sq Ft / 21.19 m<sup>2</sup>  
TOTAL AG/BG AREA - 1572.62 Sq Ft / 146.10 m<sup>2</sup>



comfort. The additional full 4-piece bath is located just outside the secondary bedrooms, one of which is currently being used as a home office. A huge laundry room offers excellent in-suite storage and functionalityâ€”perfect for organized living. One of the home's standout features is the expansive 25â€™ x 7â€™11â€• deck, accessed through the garden door off the living room. With views of surrounding greenery and pathways, it's the perfect private outdoor retreatâ€”complete with a gas BBQ line for summer grilling. Additional highlights include a double attached garage for secure parking and storage, fully finished flex space on the entry level for storage, gym, or hobby room, a quiet, serene setting steps to parks and pathways, quick access to Cranston Hub, Seton Urban District, restaurants, groceries, and the Bow River with easy access to Stoney Trail, Deerfoot Trail, and the South Health Campus. This home checks every boxâ€”bright, spacious, impeccably maintained, and located in a vibrant, walkable community. Whether youâ€™re a first-time buyer, downsizing, or investing in easy, single-level living, 310 Cranford Walk SE offers incredible value in one of Calgaryâ€™s most sought-after neighborhoods. Donâ€™t miss your opportunityâ€”book a private tour with your favorite REALTOR® today!

Built in 2014

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2241066  |
| Price          | \$489,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,345     |
| Acres          | 0.00      |

|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 310 Cranford Walk Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1R7              |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking                                             |
| Parking Spaces | 2                                                                                |
| Parking        | Alley Access, Double Garage Attached, Enclosed, Garage Door Opener, Side By Side |
| # of Garages   | 2                                                                                |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                            |
| Cooling           | None                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas, Living Room                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Finished, Partial                                                                                                                                  |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line                         |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 14              |
| Zoning         | M-1             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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