# \$599,999 - 147 Cranford Common Se, Calgary

MLS® #A2207607

# \$599,999

2 Bedroom, 3.00 Bathroom, 1,382 sqft Residential on 0.06 Acres

Cranston, Calgary, Alberta

\*\*CLICK THE MULTIMEDIA BUTTON FOR A FULL VIDEO WALK THROUGH\*\* Welcome to this bright and open two-storey home in the sought-after family community of Cranston, located in Calgary's vibrant southeast. Upon entering, you'II be greeted by a spacious living area filled with natural light from large windows, creating a warm and inviting atmosphere. The kitchen is a chef's dream, featuring sleek stainless steel appliances, stunning granite countertops, and a spacious islandâ€"perfect for meal prep or entertaining.

The adjacent dining room flows seamlessly out onto a new cedar deck, ideal for enjoying sunny summer evenings in the privacy of your west-facing backyard.

Upstairs, you'll find two generously sized primary bedrooms, each with its own ensuite bathroomâ€"making this home perfect for supplementing your mortgage, accommodating renters or professionals, or providing a great setup for multigenerational living.

The lower level is a blank canvas, offering an extremely spacious area awaiting your finishing touchesâ€"providing endless possibilities to customize it to your needs.

Outdoors, the oversized 22x24 garage, built in 2022, is a standout feature, offering ample







space for storage or the car enthusiast in your life.

Located in the amenity-rich community of Cranston, you'II enjoy beautiful walking paths along the ridge and Bow River, and easy access to the Calgary South Health Campus and major Calgary throughways. Don't miss out on this fantastic opportunityâ€"call your favorite Realtor today!

#### Built in 2013

#### **Essential Information**

MLS® # A2207607 Price \$599,999

Bedrooms 2
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,382 Acres 0.06 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 147 Cranford Common Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 1V4

# **Amenities**

Amenities Clubhouse

Parking Spaces 2

Parking Double Garage Detached, Oversized

# of Garages 2

## Interior

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No

Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting

Lot Description Back Lane, Back Yard, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed April 1st, 2025

Days on Market 10

Zoning R-G

HOA Fees 180

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Grassroots Realty Group

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