

# \$447,900 - 336 Cranfield Common Se, Calgary

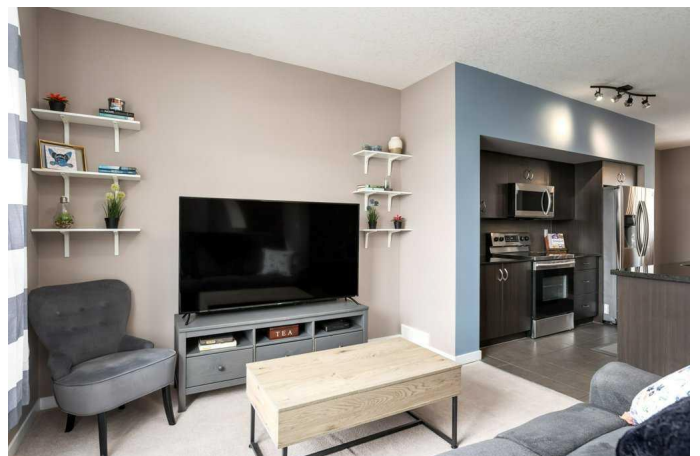
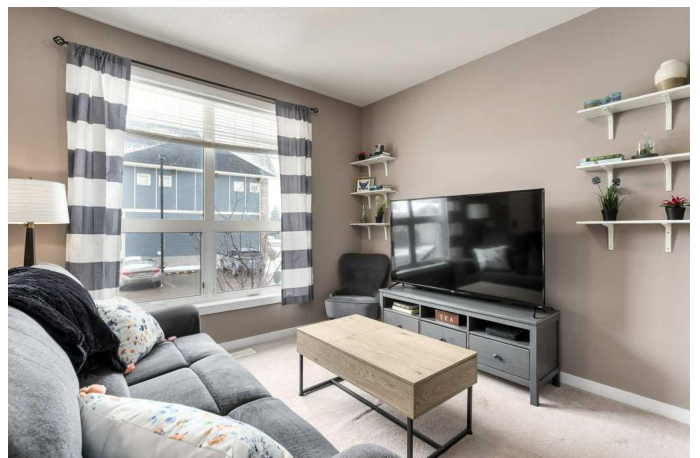
MLS® #A2198183

**\$447,900**

3 Bedroom, 3.00 Bathroom, 1,259 sqft  
Residential on 0.03 Acres

Cranston, Calgary, Alberta

Rare opportunity to own a beautiful townhome in this pet-friendly complex at an incredible price. This stunning unit features 3 bedrooms, 2.5 bathrooms and a fully finished basement, providing over 1600 sqft of developed living space, with 9-foot ceilings throughout. The bright and airy main floor is bathed in natural light all day, thanks to west-facing front windows and east-facing rear windows. Freshly painted on the main and upper floors, the home boasts a spacious kitchen with a large granite island, stainless steel appliances and stylish pendant lighting. The open-concept layout includes a welcoming living room at the front, a dining area at the back plus a pantry and convenient 2-piece bathroom. Upstairs, you'll find two generous bedrooms, including a spacious primary suite with a 5-piece ensuite, dual-sink vanity and walk-in closet. The second bedroom, located at the front of the home, is adjacent to a 4-piece bathroom. The fully finished basement offers even more living space with a third spacious bedroom, a large recreation area, a laundry/utility room and extra storage. Large basement windows let in plenty of natural light, making the space feel bright and inviting. Step outside to a cozy rear deck leading to a grassy area—perfect for your pets. This townhome is ideally located near Catholic and Public Schools, scenic walking paths, shopping and has easy access to major roadways making commuting a breeze. Don't miss your chance to own this fantastic home! Check out



the 3D Virtual Tour and book your showing today.

Built in 2012

### Essential Information

MLS® #	A2198183
Price	\$447,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.03
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	336 Cranfield Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S3

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Off Street, Parking Pad, Stall

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	33
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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