

# \$465,000 - 923 Cranford Court Se, Calgary

MLS® #A2205622

**\$465,000**

2 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0.02 Acres

Cranston, Calgary, Alberta

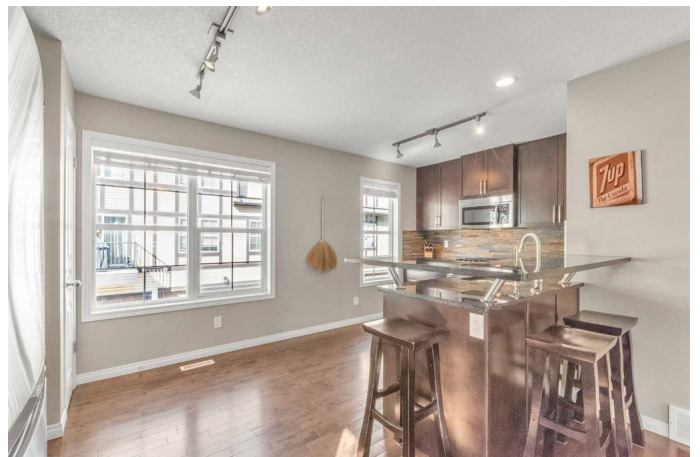
OPEN HOUSE SATURDAY 5 APRIL 1PM TO 4PM\*\*\*\*SPACIOUS & BRIGHT END UNIT TOWNHOME in the popular MOSAIC OF CRANSTON. This 2 BED / 2.5 BATH END UNIT offers 1,232 SQ.FT. of living space, a fantastic floor plan that floods the home with natural light, and a convenient ATTACHED DOUBLE GARAGE!

The main floor features a stunning living room with soaring ceilings and tall windows, creating an open and airy feel. The hardwood floors add warmth and elegance, while the bright kitchen boasts granite counters, a breakfast bar, stainless steel appliances (including a gas stove!), wood cabinet doors, and a pantry cupboard. The spacious dining area is perfect for entertaining, and there's also a convenient half bathroom on this level.

Upstairs, you'll find two primary bedrooms, each with its own ensuite bathroom and walk-in closet, providing privacy and comfort. The upper-floor laundry adds convenience to your daily routine. The basement includes a mechanical room and storage area, along with a brand-new hot water tank (2024). Outside, the fenced front patio comes equipped with a gas line for BBQ, water hose bib, and rough-in for air conditioning.

This home is located in a well-managed, pet-friendly complex where condo fees cover landscaping, snow removal, insurance, and reserve fund, making for a low-maintenance lifestyle.

Perfectly situated just steps from shopping,



amenities, schools, transit, and pathways, with quick access to Seton YMCA, the South Health Campus, and entertainment in Seton. Commuting is a breeze from this fantastic location!

This is the perfect home for anyone looking for a stylish & spacious townhome in a vibrant, walkable community! Book your showing today and see why this could be a smart move for you!

Built in 2011

### **Essential Information**

MLS® #	A2205622
Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	923 Cranford Court Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0W2

### **Amenities**

Amenities	Gazebo, Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 26th, 2025
Days on Market	12
Zoning	M-1
HOA Fees	181
HOA Fees Freq.	ANN

### Listing Details

Listing Office	2% Realty
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