# \$449,900 - 1210 Cranford Court Se, Calgary

MLS® #A2208450

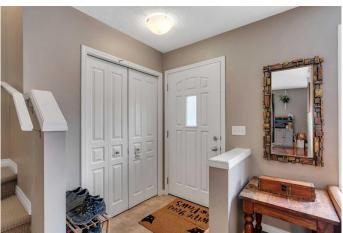
### \$449,900

2 Bedroom, 3.00 Bathroom, 1,224 sqft Residential on 0.02 Acres

Cranston, Calgary, Alberta

Nicely located in a quiet area of this great complex. The Carmine - remains the most popular model boasting an open concept layout with an expansive kitchen island, offering plenty of great storage, granite countertops, and a flex area perfect for a home office. Rich espresso hardwood floors throughout the main floor complement the full-height cabinetry and glass-tile backsplash. Large windows to the east with a walk-out balcony to the west provide plenty of natural light. Upstairs, you will find two Primary suites, each with its own private ensuite bath, walk-in closets, ceiling fans, and a large laundry storage room (no running down flights of stairs with your laundry basket!) The lower level provides access to the double garage and enough room to create a hobby or TV room. Add to this the double attached garage, makes this a perfect home! This is a well-cared-for complex in an ideal location - close to shopping, schools, and major transportation routes. Here is your opportunity to stop renting and enjoy the luxury of home ownership!







Built in 2010

## **Essential Information**

MLS® # A2208450 Price \$449,900

Bedrooms 2 Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 1,224 Acres 0.02 Year Built 2010

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 1210 Cranford Court Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 0W2

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No

Smoking Home, Open Floorplan, Pantry

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Features Courtyard
Lot Description Cul-De-Sac

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 4th, 2025

Days on Market 1

Zoning M-1

HOA Fees 190

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX First

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