

# \$499,900 - 175 Cranford Walk Se, Calgary

MLS® #A2229478

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,317 sqft

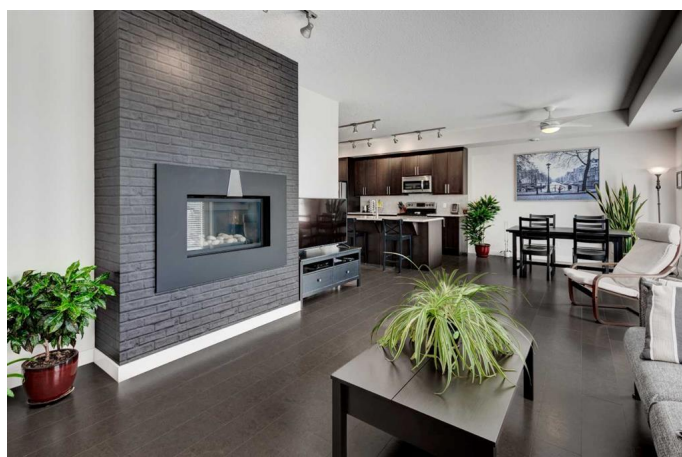
Residential on 0.00 Acres

Cranston, Calgary, Alberta

\*\*\* OPEN HOUSE SATURDAY JUNE 21

FROM 2 - 4 PM \*\*\* Exceptional opportunity to

own this impeccably maintained bungalow-style townhome in the highly sought-after community of Cranston. This rare 3-bedroom, 2-bathroom stacked townhouse offers a perfect blend of style, functionality, and low-maintenance living—ideal for families, first-time buyers, or anyone looking to downsize without compromise. As you step inside, you™re welcomed by a bright open-concept floor plan featuring high ceilings, elegant flooring, and large windows that flood the space with natural light. The cozy living room is anchored by a stylish fireplace, creating a warm and inviting atmosphere. The modern kitchen is a true standout with stunning countertops, a chic tiled backsplash, stainless steel appliances, an oversized island, and a pantry—plus plenty of space for a full dining setup. The primary suite is a private retreat with a spacious walk-in closet and a 3-piece ensuite. Two additional bedrooms provide flexibility for children, guests, or a home office. A second full bathroom and convenient main-floor laundry complete this level. Step outside to your oversized balcony—perfect for entertaining, relaxing in the sun, or enjoying mountain views, complete with a gas line for your BBQ. Downstairs in the lower level, you™ll find a versatile flex space—ideal for a playroom, home gym, or storage—and access to your double attached garage. Enjoy the best of Cranston living with



nearby schools, parks, a soccer field, and local shops. You're also just a short drive to the Seton Urban District, South Health Campus, YMCA, Superstore, and moreâ€”with quick access to Deerfoot and Stoney Trail for easy commuting.

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2229478      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,317         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 175 Cranford Walk Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1R6              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No |
|-------------------|---|

|                 |   |
|-----------------|---|
|                 | Smoking Home  |
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas   |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas   |
| Has Basement    | Yes   |
| Basement        | Partial, Partially Finished   |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, BBQ gas line        |
| Lot Description   | Back Lane, Landscaped        |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 21              |
| Zoning         | M-1             |
| HOA Fees       | 190             |
| HOA Fees Freq. | MON             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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