

\$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

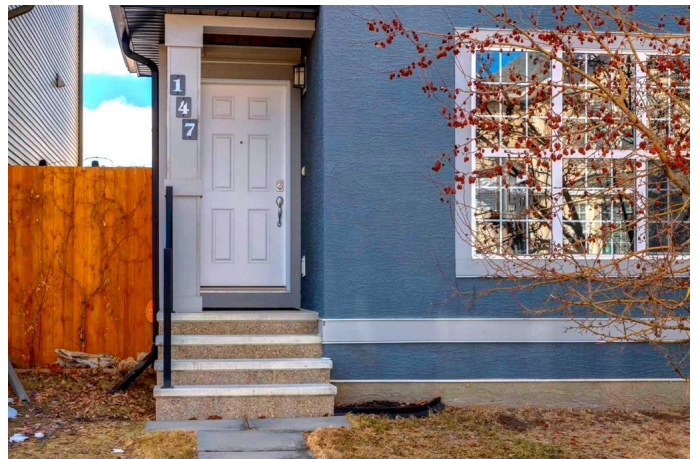
****CLICK THE MULTIMEDIA BUTTON FOR A FULL VIDEO WALK THROUGH**** Welcome to this bright and open two-storey home in the sought-after family community of Cranston, located in Calgary's vibrant southeast. Upon entering, you'll be greeted by a spacious living area filled with natural light from large windows, creating a warm and inviting atmosphere. The kitchen is a chef's dream, featuring sleek stainless steel appliances, stunning granite countertops, and a spacious island—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 bathroom—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 touches—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'll 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 opportunity—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 | 3 |
| Zoning | R-G |
| HOA Fees | 180 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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