

# \$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

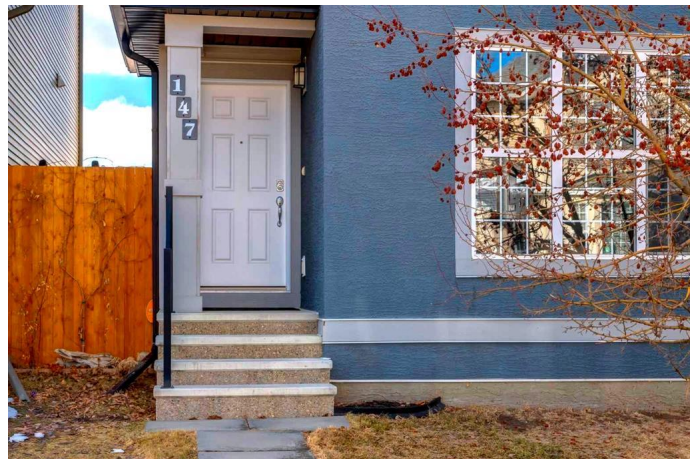
**\*\*CLICK THE MULTIMEDIA BUTTON FOR A FULL VIDEO WALK THROUGH\*\*** Welcome to this bright and open two-storey home in the sought-after family community of Cranston, located in Calgary's vibrant southeast. Upon entering, you'll be greeted by a spacious living area filled with natural light from large 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, youâ€™ll enjoy beautiful walking paths along the ridge and Bow River, and easy access to the Calgary South Health Campus and major Calgary throughways. Donâ€™t miss out on this fantastic opportunityâ€”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 | 18              |
| Zoning         | R-G             |
| HOA Fees       | 180             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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