# \$486,000 - 206 Cranford Walk Se, Calgary

MLS® #A2208693

## \$486,000

2 Bedroom, 3.00 Bathroom, 1,239 sqft Residential on 0.00 Acres

Cranston, Calgary, Alberta

This corner unit townhouse is undeniably comfortable. Sunny and fresh, it's move-in ready, ideal for anyone who values a top-tier neighbourhood with quick access to bike paths, walking trails, and abundant green spaces.

The fenced, semi-private front courtyard is perfect for peaceful morning coffees and summer barbeques. Inside, you'll find large floor-to-ceiling windows, wide-plank flooring, high ceilings, contemporary finishes, and an open, functional floorplan.

Cooking for friends and family is a pleasure in the well-appointed kitchen, featuring stainless steel appliances, modern cabinetry, ample soft-close drawers, a pantry, and generous granite counter space.

Upstairs offers two spacious bedrooms, each with its own ensuite and large walk-in closet, perfect for flexible living arrangements.

The lower level includes that always-needed storage space and a desirable double attached garage (no more scraping ice off your windshield at 6 a.m. ever again!).

Affordable condo fees cover all exterior maintenance, offering an easygoing, lock-and-leave lifestyle. Located in desirable Cranston, with a family-friendly atmosphere, parks, pathways, close proximity to Bow River and Fish Creek Provincial Park, this home is a nature lover's dream. A full-service package that makes life feel almost too good to be true!







### **Essential Information**

MLS® # A2208693 Price \$486,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,239 Acres 0.00 Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 206 Cranford Walk Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Table Code

Postal Code T3M 1R6

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features High Ceilings, No Smoking Home, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave

Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric

Basement None

#### **Exterior**

Exterior Features None

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 4th, 2025

Days on Market 15

Zoning M-1

HOA Fees 190

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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