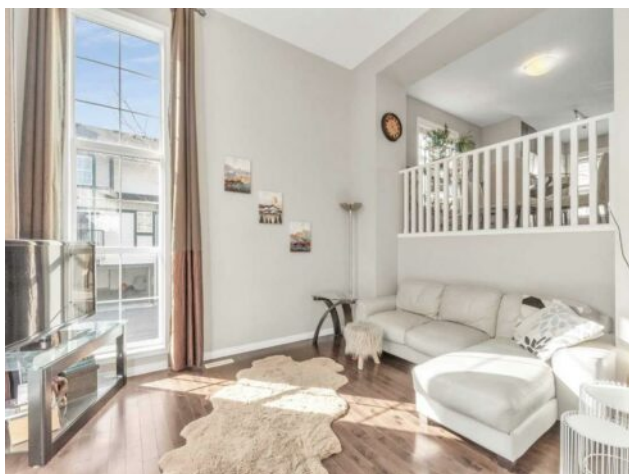


923 Cranford Court SE
Calgary, Alberta

MLS # A2219157



\$455,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,232 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SAT 24 MAY 1PM TO 3PM BRIGHT & SPACIOUS END TOWNHOME in the popular community of Cranston with shopping, amenities, schools, transit, and pathways on your doorstep. A fantastic floor plan with 2 BEDS / 2.5 BATH / 1,232 SQ.FT. of living space/ BASEMENT / ATTACHED DOUBLE GARAGE. Available 30 days/negotiable. The main floor features a stunning living room with SOARING CEILINGS AND TALL WINDOWS, creating an open and airy feel. The HARDWOOD FLOORS add warmth and elegance, while the kitchen boasts GRANITE COUNTERS, a breakfast bar, stainless steel appliances (including a GAS STOVE), wood cabinet doors, and a pantry cupboard. The spacious dining area is perfect for entertaining, and there's also a convenient half bathroom on this level. Upstairs, you'll find two primary bedrooms, each flooded with natural light. Both with its own ensuite bathroom and walk-in closet, providing privacy and comfort. An the upper-floor laundry adds convenience to your daily routine. The basement includes a mechanical room and storage area, along with a BRAND-NEW HOT WATER TANK (2024). Outside, the FENCED FRONT PATIO comes equipped with a gas line for BBQ, water hose bib, and rough-in for air conditioning. This home is in a well-managed, PET-FRIENDLY complex where condo fees cover landscaping, snow removal, trash, insurance, and reserve fund. Perfectly situated just steps from the Cranston community association facility with Century Hall hosting activities for young and old, tool and equipment rentals and a summer farmers market. There are outdoor tennis and basketball courts, an outdoor ice-rink, playpark and summer splash park. It's a 5-minute walk to the nearby shopping area, and you are a short drive to the Seton YMCA, entertainment in Seton and the South Health

Campus. Plus, commuting is a breeze from this fantastic location! This townhome is perfect for those wanting a maintenance free lifestyle in a walkable community. Book your showing with your favourite Realtor today and see why this could be a smart move for you!