

# \$465,000 - 923 Cranford Court Se, Calgary

MLS® #A2205622

**\$465,000**

2 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.02 Acres

Cranston, Calgary, Alberta

## SPACIOUS & BRIGHT END UNIT

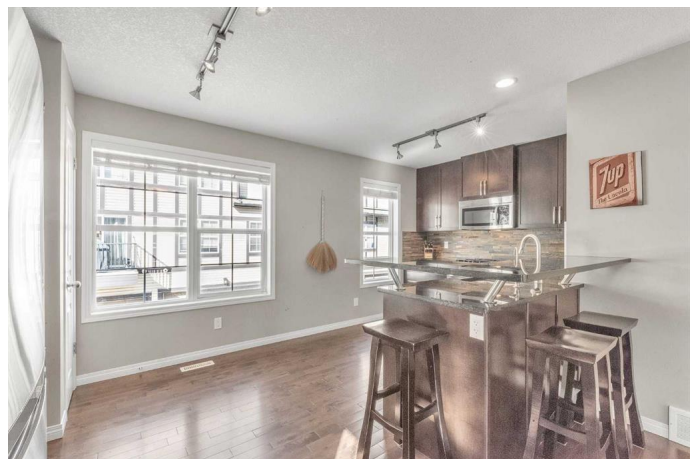
TOWNHOME in the popular MOSAIC OF CRANSTON. This 2 BED / 2.5 BATH END UNIT offers 1,232 SQ.FT. of living space, a fantastic floor plan that floods the home with natural light, and a convenient ATTACHED DOUBLE GARAGE!

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 bright 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 with its own ensuite bathroom and walk-in closet, providing privacy and comfort. 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 located in a well-managed, pet-friendly complex where condo fees cover landscaping, snow removal, insurance, and reserve fund, making for a low-maintenance lifestyle.

Perfectly situated just steps from shopping, amenities, schools, transit, and pathways, with



quick access to Seton YMCA, the South Health Campus, and entertainment in Seton. Commuting is a breeze from this fantastic location!

This is the perfect home for anyone looking for a stylish & spacious townhome in a vibrant, walkable community! Book your showing today and see why this could be a smart move for you!

Built in 2011

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2205622      |
| Price          | \$465,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,232         |
| Acres          | 0.02          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 923 Cranford Court Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 0W2               |

**Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Gazebo, Picnic Area, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                         |
| Parking        | Double Garage Attached                                    |

# of Garages 2

## Interior

Interior Features Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Partial, Unfinished

## Exterior

Exterior Features Private Yard

Lot Description Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 26th, 2025

Days on Market 23

Zoning M-1

HOA Fees 181

HOA Fees Freq. ANN

## Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.