

\$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

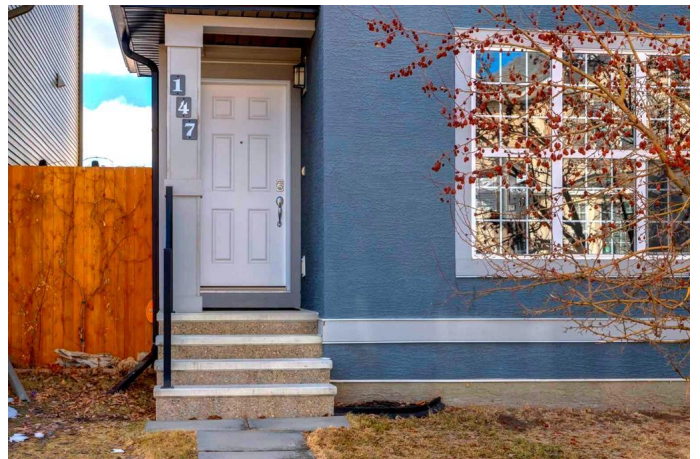
****CLICK THE MULTIMEDIA BUTTON FOR A FULL VIDEO WALK THROUGH**** Welcome to this bright and open two-storey home in the sought-after family community of Cranston, located in Calgary's vibrant southeast. Upon entering, you'll be greeted by a spacious living area filled with natural light from large windows, 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 | 28 |
| Zoning | R-G |
| HOA Fees | 180 |
| HOA Fees Freq. | ANN |

Listing Details

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

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