

# \$260,000 - 318, 200 Cranfield Common Se, Calgary

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MLS® #A2230659

**\$260,000**

1 Bedroom, 1.00 Bathroom, 608 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Discover the perfect blend of comfort and community living in this fantastic 1-bedroom, top-floor condo in Cranston. Constructed in 2017, with over 600 sqft of space, this unit presents a brilliant opportunity, whether you're stepping into homeownership or expanding your investment portfolio.

The interior offers a thoughtfully designed space, boasting stone countertops, stainless steel appliances, and a large pantry in the kitchen. As a top-floor unit, you'll also appreciate a nice view and a quieter atmosphere.

This secure building is exceptionally well-maintained, featuring a new elevator and an array of resident-focused amenities. Enjoy convenient bike storage, your own designated parking stall, and an underground storage cage for extra belongings. Families will particularly value the communal playground.

One of the most compelling advantages is the all-inclusive low condo fees, covering both heat and water. This makes for exceptionally predictable and affordable monthly expenses, highlighting the exceptional value of this property in this desirable Calgary community.

Built in 2017

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2230659          |
| Price          | \$260,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 608               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 318, 200 Cranfield Common Se |
| Subdivision | Cranston                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3M 1S2                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Park, Parking, Playground, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Stall   |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, No Smoking Home   |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Built-In Electric Range |
| Heating           | Baseboard   |
| Cooling           | Other   |
| # of Stories      | 3   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Courtyard                              |
| Construction      | Composite Siding, Concrete, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 15              |
| Zoning         | M-2             |
| HOA Fees       | 181             |
| HOA Fees Freq. | ANN             |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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