

# \$450,000 - 923 Cranford Court Se, Calgary

MLS® #A2234572

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.02 Acres

Cranston, Calgary, Alberta

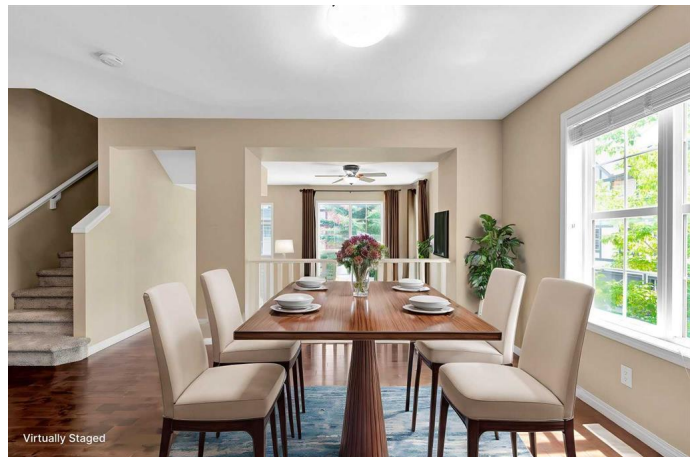
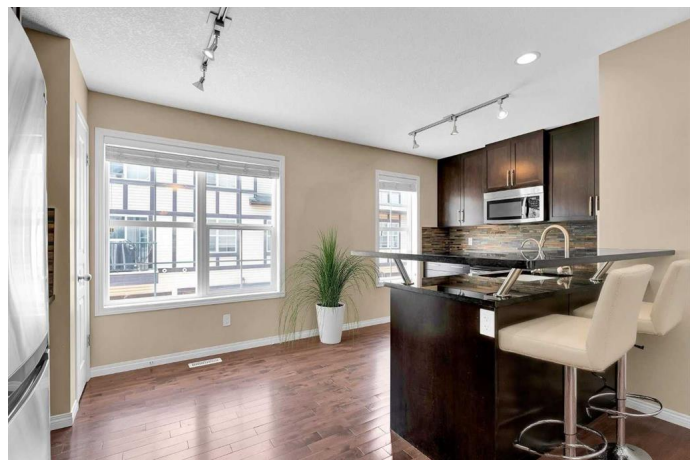
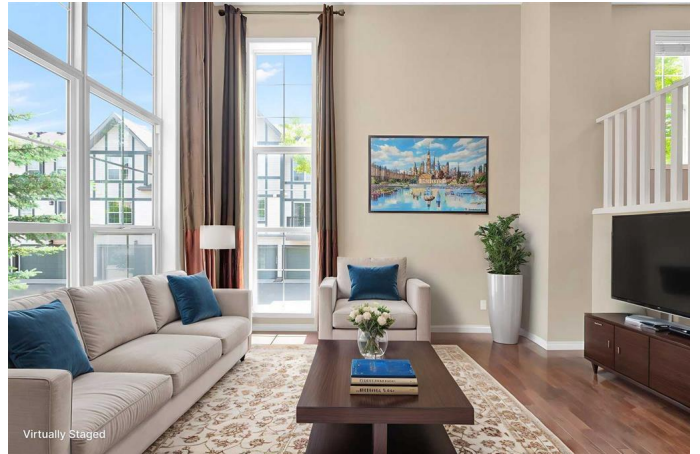
**\*\*\*OPEN HOUSE SATURDAY 16 AUGUST  
1PM TO 3PM\*\*\* BRIGHT & SPACIOUS END  
TOWNHOME with BRAND NEW CARPET.**  
Located in the popular community of Cranston  
with shopping, amenities, schools, transit, and  
pathways on your doorstep. A fantastic floor  
plan with 2 BEDS / 2.5 BATH / 1,232 SQ.FT. /  
HIGH CEILINGS / BASEMENT / ATTACHED  
DOUBLE GARAGE. Available with  
IMMEDIATE POSSESSION.

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, garburator, water filtration  
system, a breakfast bar, stainless steel  
appliances (including a GAS STOVE), wood  
cabinet doors, coffee station, and a pantry  
cupboard. The spacious dining area feels  
bright and open, with windows all around.

Plus thereâ€™s a convenient half bathroom  
on this level, perfect for guests.

Upstairs, youâ€™ll find two primary bedrooms,  
each flooded with natural light. Both with their  
own ensuite bathroom and walk-in closet,  
providing privacy and comfort. And the  
conveniently located upper-floor laundry  
makes your daily routine easier. On the lower  
level, you will find access to the double  
attached garage, plus a basement with  
storage area, and mechanical featuring a NEW  
HOT WATER TANK (2024). Outside, the  
private FENCED FRONT PATIO comes



equipped with a gas line for BBQ, water hose bib, and rough-in for air conditioning.\*\*\*

This townhome is located in a well-managed, PET-FRIENDLY complex where condo fees cover landscaping, snow removal, trash, insurance, and reserve fund. And is perfectly situated just steps from the Cranston community association facility with Century Hall, 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, for all your needs. There are a number of paths leading down to the Bow River perfect for dog walking or biking. You are just 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 property is perfect for those wanting a maintenance free lifestyle in a walkable community. Contact me to book your showing and see why this could be a smart move for you!

Built in 2011

### **Essential Information**

MLS® #	A2234572
Price	\$450,000
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, Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None, Rough-In
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	June 25th, 2025
Days on Market	54
Zoning	M-1
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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