

# \$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

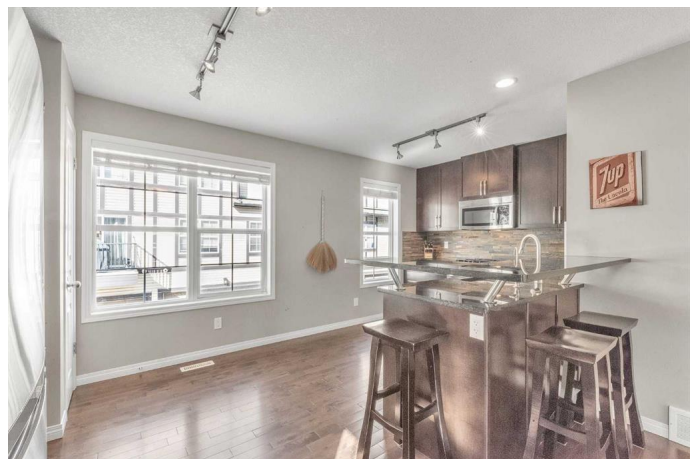
TOWNHOME in the popular MOSAIC OF CRANSTON. This 2 BED / 2.5 BATH END UNIT offers 1,232 SQ.FT. of living space, a fantastic floor plan that floods the home with natural light, and a convenient ATTACHED DOUBLE GARAGE!

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

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