

\$455,000 - 206 Cranford Walk Se, Calgary

MLS® #A2208693

\$455,000

2 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

OPEN HOUSE on Friday, April 25 from 2-4 pm & Sunday April 27 from 1-3 pm. Significant Price Adjustment! Don't miss this rare chance to own a premium unit at an unbeatable price. A comparable residence recently sold for \$515,000, underscoring the exceptional value offered here. This corner unit townhouse is undeniably comfortable. Sunny and fresh, it's move-in ready, ideal for anyone who values a top-tier neighbourhood with quick access to bike paths, walking trails, and abundant green spaces.

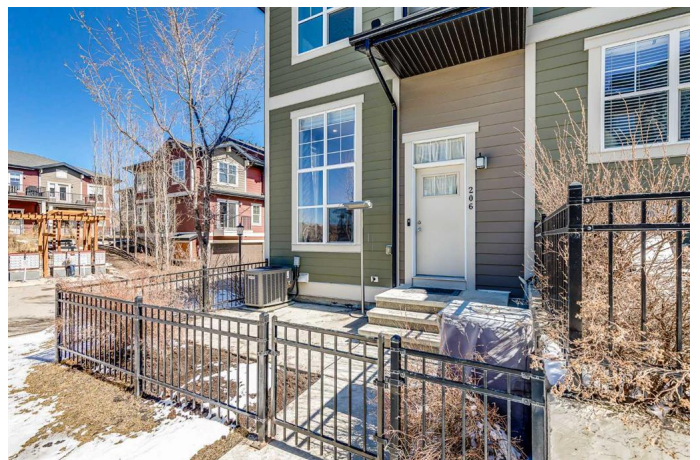
The fenced, semi-private front courtyard is perfect for peaceful morning coffees and summer barbeques. Inside, you'll find large floor-to-ceiling windows, wide-plank flooring, high ceilings, contemporary finishes, and an open, functional floorplan.

Cooking for friends and family is a pleasure in the well-appointed kitchen, featuring stainless steel appliances, modern cabinetry, ample soft-close drawers, a pantry, and generous granite counter space.

Upstairs offers two spacious bedrooms, each with its own ensuite and large walk-in closet, perfect for flexible living arrangements.

The lower level includes that always-needed storage space and a desirable double attached garage (no more scraping ice off your windshield at 6 a.m. ever again!).

Affordable condo fees cover all exterior maintenance, offering an easygoing, lock-and-leave lifestyle. Located in desirable Cranston, with a family-friendly atmosphere,



parks, pathways, close proximity to Bow River and Fish Creek Provincial Park, this home is a nature lover's dream. A full-service package that makes life feel almost too good to be true.

Built in 2013

Essential Information

MLS® #	A2208693
Price	\$455,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	206 Cranford Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R6

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave

	Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	30
Zoning	M-1
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR 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.