

206 Cranford Walk SE
Calgary, Alberta

MLS # A2208693



\$455,000

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|------------------|---------------------------|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,239 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape | | |

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|--------------------|---|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | None |
| Exterior: | Concrete, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | High Ceilings, No Smoking Home, Walk-In Closet(s) |

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|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 408 |
| LLD: | - |
| Zoning: | M-1 |
| Utilities: | - |

Inclusions: n/a

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.