

# \$254,900 - 311, 200 Cranfield Common Se, Calgary

MLS® #A2214239

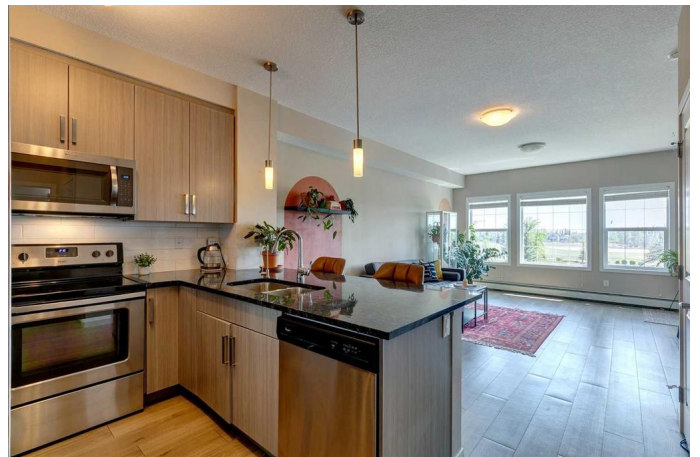
**\$254,900**

1 Bedroom, 1.00 Bathroom, 612 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Pride of ownership! Welcome home to this bright, top-floor, south-facing suite, perfectly positioned to enjoy all-day natural light and scenic views. Whether you're a first-time buyer, downsizer, or investor, this home is the perfect blend of style, comfort, and convenience. This 1-bedroom unit offers an open floor plan with soaring 9-foot ceilings and modern finishes throughout. Step inside to a generous foyer that leads into a contemporary kitchen featuring granite countertops, modern cabinetry, stainless steel appliances, and a breakfast bar- ideal for casual dining or entertaining. The spacious living room offers flexibility for a dining area or home office setup, featuring three large south-facing windows that overlook the park. Step through the new screen door to access your private, sun-filled balcony, perfect for morning coffee or evening relaxation. The bedroom is filled with natural light from two large windows and boasts a walk-through closet, as well as convenient access to the full bathroom. Bonus features include an in-suite laundry, extra storage closets, a window air conditioner, a TV mount, and a new screen door, all of which will stay with the property. The suite comes with an assigned stall and a designated storage unit for extra convenience. This well-maintained building is ideally situated next to parks and green space with a playground. It is conveniently located near schools, shopping, transit, the off-leash dog park, restaurants, and popular facilities of Seton,



including the regional hospital and the largest YMCA. Quick access to Deerfoot and Stoney Trail makes commuting in any direction a breeze. Donâ€™t miss your chance to make this lovely home your own. Book your private viewing today!

Built in 2017

**Essential Information**

MLS® #	A2214239
Price	\$254,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	612
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	311, 200 Cranfield Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S2

**Amenities**

Amenities	Elevator(s), Parking, Snow Removal, Visitor Parking, Trash
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard
Cooling	Window Unit(s)
# of Stories	3

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	June 10th, 2025
Days on Market	12
Zoning	M-2
HOA Fees	165
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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