# \$424,900 - 324 Cranfield Common Se, Calgary

MLS® #A2236559

#### \$424,900

2 Bedroom, 3.00 Bathroom, 1,239 sqft Residential on 0.04 Acres

Cranston, Calgary, Alberta

Welcome to this immaculate 3-bedroom, 2.5-bathroom home with over 1700 ft2 of developed living space, located in the highly desirable community of Cranston. This pet-friendly, beautifully maintained property combines modern updates with thoughtful design, creating the perfect home for families or professionals.

Step inside to discover newly installed luxury vinyl plank flooring on the main level, fresh paint, and updated lighting fixtures that add a contemporary touch. The open-concept main floor features 9-foot ceilings and a spacious kitchen with granite countertops and stainless steel appliances, perfect for both cooking and entertaining.

The upper level boasts two generously sized bedrooms, while the fully developed basement includes an additional bedroomâ€"ideal for guests, a home office, or a private retreat. A new hot water tank in 2024 and a water filtration system adds extra comfort and convenience.

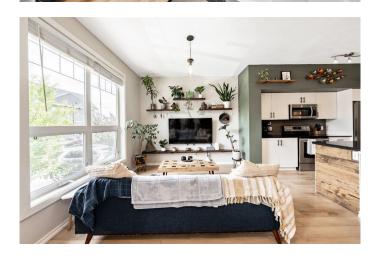
Enjoy the west-facing exposure that fills the home with natural light, and take advantage of front driveway parking for added ease.

Located just minutes from shopping, dining, parks, and pathways, this home is also within close proximity to both Catholic and Public schoolsâ€"making it a great choice for families.

Don't miss your opportunity to live in one of Calgary's most desirable neighborhoods!







## **Essential Information**

MLS® # A2236559 Price \$424,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,239 Acres 0.04 Year Built 2012

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 324 Cranfield Common Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 1S3

#### **Amenities**

Amenities Picnic Area, Playground

Parking Spaces 1

Parking Off Street, Stall

# Interior

Interior Features Kitchen Island, See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Playground

Lot Description See Remarks

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed July 7th, 2025

Days on Market 22

Zoning M-2

HOA Fees 181

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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