

# \$379,500 - 113 Cranford Walk Se, Calgary

MLS® #A2208737

**\$379,500**

2 Bedroom, 1.00 Bathroom, 770 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Stylish Urban Condo – Ideal for First-Time Buyers!

Welcome to your modern urban retreat! This beautifully designed single-level condo offers the perfect blend of comfort and convenience with 2 spacious bedrooms, a tandem garage, and an open-concept layout ideal for everyday living and entertaining. Step into the bright white kitchen, featuring granite countertops, a large island, and ample cabinetry – a stylish space to cook and connect. The kitchen flows seamlessly into the living and dining areas, opening onto a generously sized front patio – perfect for morning coffee or evening unwinding. Enjoy central air conditioning, a walk-in closet in the primary suite, and thoughtful finishes throughout. With all amenities just steps away, you'll love the unbeatable walkable lifestyle this location offers. Don't miss your chance to own this fresh and functional home in the heart of it all – perfect for first-time buyers looking for style, space, and convenience!



Built in 2012

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2208737  |
| Price      | \$379,500 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 770           |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 113 Cranford Walk Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1R5              |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Snow Removal, Visitor Parking  |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Pantry                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | Central Air                                                                                   |
| Has Basement      | Yes                                                                                           |
| Basement          | Partial, Partially Finished                                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Front Yard               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 17              |
| Zoning         | M-1             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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