

\$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! Donâ€™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.

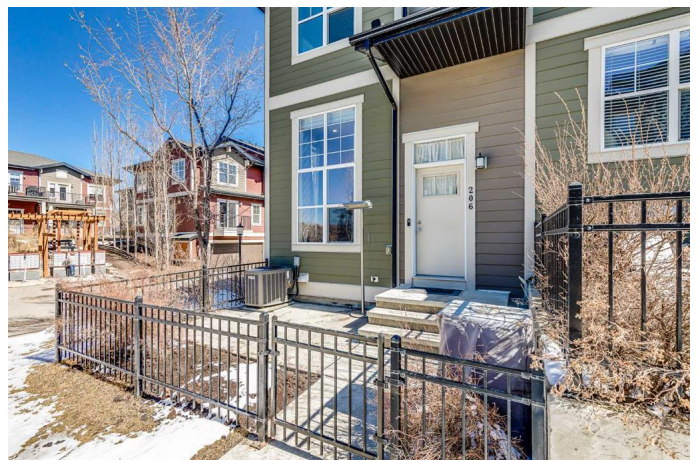
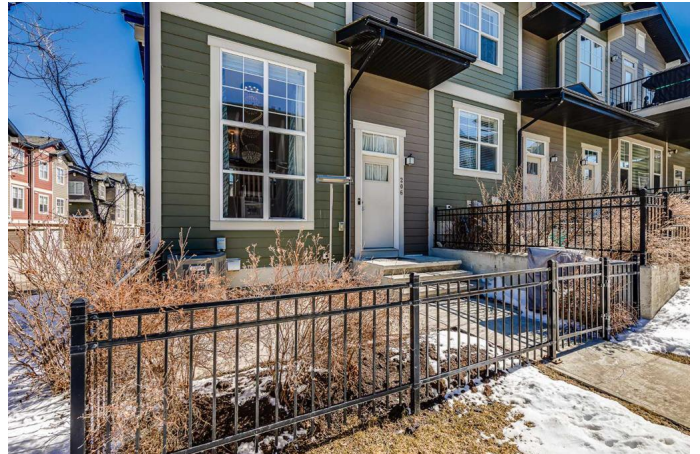
The fenced, semi-private front courtyard is perfect for peaceful morning coffees and summer barbeques. Inside, you'll find large floor-to-ceiling windows, wide-plank flooring, high ceilings, contemporary finishes, and an open, functional floorplan.

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 | 28 |
| Zoning | M-1 |
| HOA Fees | 190 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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