

# \$449,900 - 310 Cranford Walk Se, Calgary

MLS® #A2259142

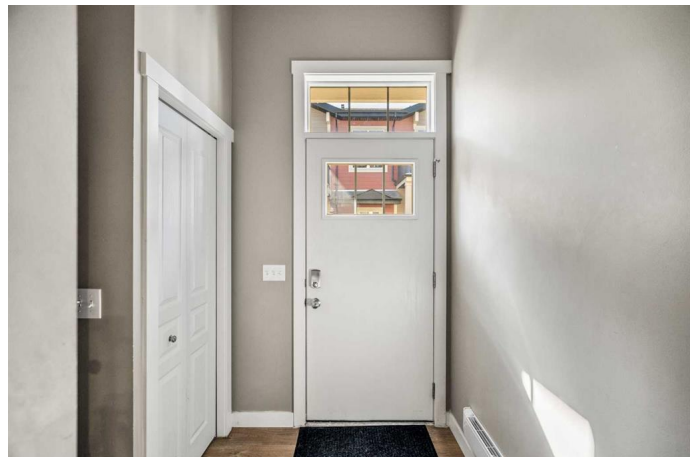
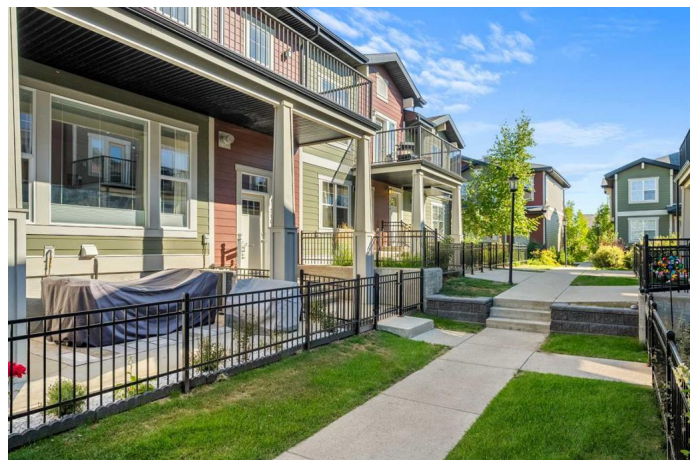
**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,447 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

OPEN HOUSE SATURDAY, SEPTEMBER 27TH FROM 1PM-3PM!!! Welcome to 310 Cranford Walk SE in the wonderful community of Cranston! This beautifully maintained townhome exemplifies class, sophistication, and pride of ownership throughout. Step inside to a spacious entryway that flows into the main living area, where you're welcomed by an expansive, sunlit space thanks to the unit's southwest exposure that fills the home with natural light all year long. The living room offers both comfort and functionality, centered around a cozy gas fireplace that creates a perfect focal point. Just off the living area is a formal dining room with ample space to accommodate a large dining table, making it ideal for entertaining and hosting family gatherings! The kitchen is a dream with rich ceiling-height maple cabinetry, elegant hardware, granite countertops, a tile backsplash, an under-mount sink, stainless steel appliances, a pantry and a large island with an overhang for bar stools, providing a perfect setting for casual meals or morning coffee. This home features two spacious secondary bedrooms, each with large windows that bring in plenty of natural light. The primary bedroom serves as a true retreat, complete with a walk-in closet and a beautifully finished ensuite with a large walk-in shower featuring dual seats and glass doors. A second full bathroom with a deep soaker tub and a dedicated laundry room with additional storage space complete the main floor. Additional



highlights include 9-FOOT CEILINGS, timeless and durable vinyl plank flooring, a NEW CENTRAL AIR CONDITIONER, and a massive 25' by 7'11" deck with a gas line for barbecuing where you can enjoy views of mature landscaping and nearby community pathways. The basement offers a large, versatile recreation space perfect for a home office, gym, playroom, or extra storage and is conveniently located just off the ATTACHED DOUBLE-CAR GARAGE. This townhome complex also offers a lot of visitor parking for your friends and family. This home is perfectly situated in Cranston with easy access to scenic Cranston Ridge and the Bow River Valley. Here youâ€™ll find both paved and naturalized trails that connect to Calgaryâ€™s extensive pathway system, offering year-round outdoor enjoyment including walking, biking, and direct access to Fish Creek Park. Families will appreciate the proximity to excellent public and Catholic elementary and middle schools within walking distance, making this an ideal location for children of all ages. Cranston offers outstanding convenience, with the popular Cranston Market just minutes away, featuring Sobeys, coffee shops, restaurants, banks, and more. You're also a short drive from the South Health Campus, Seton Urban District, and major roads like Deerfoot Trail and Stoney Trail, ensuring quick commutes in every direction. Book your showing today and experience the best of Cranston living!

Built in 2014

**Essential Information**

MLS® #	A2259142
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,447
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	310 Cranford Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R7

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 23rd, 2025
Days on Market	2
Zoning	M-1
HOA Fees	190
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
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