

# \$599,999 - 147 Cranford Common Se, Calgary

MLS® #A2207607

**\$599,999**

2 Bedroom, 3.00 Bathroom, 1,382 sqft  
Residential on 0.06 Acres

Cranston, Calgary, Alberta

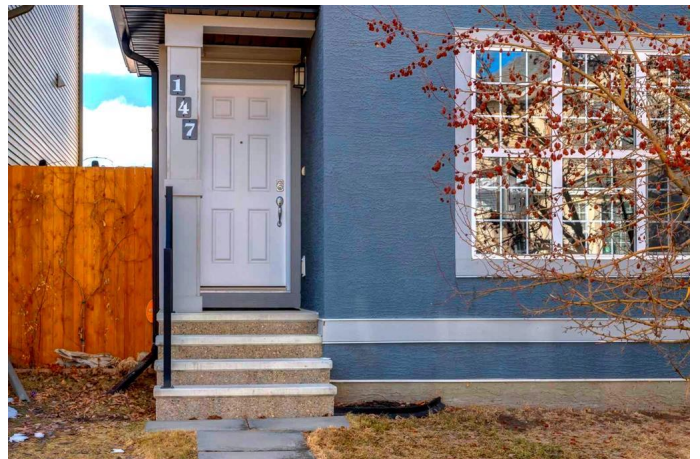
**\*\*CLICK THE MULTIMEDIA BUTTON FOR A FULL VIDEO WALK THROUGH\*\*** Welcome to this bright and open two-storey home in the sought-after family community of Cranston, located in Calgary's vibrant southeast. Upon entering, you'll be greeted by a spacious living area filled with natural light from large windows, creating a warm and inviting atmosphere. The kitchen is a chef's dream, featuring sleek stainless steel appliances, stunning granite countertops, and a spacious island—perfect for meal prep or entertaining.

The adjacent dining room flows seamlessly out onto a new cedar deck, ideal for enjoying sunny summer evenings in the privacy of your west-facing backyard.

Upstairs, you'll find two generously sized primary bedrooms, each with its own ensuite bathroom—making this home perfect for supplementing your mortgage, accommodating renters or professionals, or providing a great setup for multigenerational living.

The lower level is a blank canvas, offering an extremely spacious area awaiting your finishing touches—providing endless possibilities to customize it to your needs.

Outdoors, the oversized 22x24 garage, built in 2022, is a standout feature, offering ample



space for storage or the car enthusiast in your life.

Located in the amenity-rich community of Cranston, you'll enjoy beautiful walking paths along the ridge and Bow River, and easy access to the Calgary South Health Campus and major Calgary throughways. Don't miss out on this fantastic opportunity—call your favorite Realtor today!

Built in 2013

### Essential Information

MLS® #	A2207607
Price	\$599,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,382
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	147 Cranford Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V4

### Amenities

Amenities	Clubhouse
Parking Spaces	2

Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.