



GRASSROOTS
REALTY GROUP

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**211, 100 Cranfield Common SE
Calgary, Alberta**

MLS # A2214454

\$314,500



| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 920 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 571 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone, Stucco, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this spacious and well-designed 2-bedroom, 2-bathroom condo located in the highly sought-after community of Cranston. Offering over 900 sqft of living space and 9 foot ceilings this home features a bright and functional open-concept layout perfect for both relaxing and entertaining. Step into a welcoming foyer with a large closet for all your storage needs. The kitchen is generously sized with plenty of cabinet and drawer space, a peninsula perfect for casual dining or entertaining, and flows effortlessly into the open living area. The living room is filled with natural light and extends out to a west-facing balcony—perfect for enjoying sunny afternoons or quiet evenings outdoors. The primary bedroom offers plenty of space, a walk-in closet, and a 4-piece ensuite and abundant natural light. On the opposite side of the unit, the second bedroom is also generously sized and offers added privacy, along with its own nearby 4-piece bathroom—ideal for guests, roommates, or a home office setup. Recent updates include brand new carpet throughout (2025), and the unit features a convenient in-suite European washer/dryer combo. Additional perks include an assigned surface parking stall and storage locker, as well as access to bicycle storage and a shared coin laundry room. Perfectly located near shopping, schools, playgrounds, and the natural beauty of Fish Creek Park. Plus, enjoy quick and convenient access to both Stoney Trail and Deerfoot Trail for effortless commuting. Perfect for first-time buyers, investors, or those looking to downsize, this home offers a great combination of space, location, and value. Don't miss this opportunity to live in one of Calgary's most welcoming and well-connected communities, book your showing today!

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