



**GRASSROOTS**  
REALTY GROUP

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**652 Cranford Walk SE**  
**Calgary, Alberta**

**MLS # A2236471**



**\$489,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 466
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*OPEN HOUSE SATURDAY JULY 5TH HAS BEEN CANCELLED\*\*** This rare end-unit townhome in Cranston offers over 1,300 sq ft of bright, stylish living with no neighbors above and only one beside. Natural light pours in through extra windows, creating a warm, airy atmosphere throughout. All three bedrooms are located on the same level—perfect for families or anyone seeking single-level convenience. Enjoy smart upgrades like a video doorbell, keyless entry, and thermostat for modern ease. Relax or entertain on the oversized 175+ sq ft balcony with stunning mountain views. The finished basement offers flexible space for a gym, office, or rec room, plus extra storage. Additional features include a double attached garage, central A/C, water softener, and a brand-new hot water tank (2025). Well-kept, private, and move-in ready—this end unit is a standout. Schedule your showing today!