



GRASSROOTS
REALTY GROUP

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515 Cranford Mews SE
Calgary, Alberta

MLS # A2238258



\$389,900

| | | | |
|------------------|-----------------------|---------------|------------------|
| Division: | Cranston | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,101 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Private | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 384 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Stone Counters, Storage | | |

Inclusions: N/A

Welcome to low-maintenance living with a private yard—right in the heart of Cranston! This well-kept 2-bedroom townhome offers the perfect mix of comfort and convenience. Step inside to a bright, functional layout with a spacious main floor that includes a modern kitchen featuring quartz counters, stainless steel appliances, a pantry, and room for both barstools and a full dining setup. A 2-piece bath and direct access to your fenced yard make everyday living easy and enjoyable. Upstairs, you'll find two large bedrooms, each with its own ensuite—perfect for roommates, guests, or a home office setup. You'll also appreciate the upper-floor laundry and the rare attic storage space for all your extras. Just minutes from Seton's top amenities: South Health Campus, the YMCA, shopping, dining, entertainment, and easy access to major routes for your commute. Highlights include newer tile in the bathrooms, laminate flooring on the main, and a fantastic location in a growing community. Whether you're a first-time buyer or investor, this property checks all the boxes. Come take a look before it's snapped up!