



GRASSROOTS
REALTY GROUP

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113 Cranford Walk SE
Calgary, Alberta

MLS # A2240890



\$369,500

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	770 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 274
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: speakers in primary and living rooms, bar stools, smart thermostat, all shelving in office, wine fridge, blackout curtains in primary

Welcome home to your sunny two bed one bath condo in the desirable community of Cranston! This beautifully designed single-level condo has been professionally painted throughout and offers the perfect blend of comfort and convenience with 2 spacious bedrooms, a tandem garage, and an open-concept layout ideal for everyday living and entertaining. Step into the bright white kitchen, featuring granite countertops, a large island, and ample cabinetry – a stylish space to cook and connect. The kitchen flows seamlessly into the living and dining areas, opening onto a generously sized front patio – perfect for morning coffee or evening unwinding. Enjoy central air conditioning, a walk-in closet in the primary suite, and thoughtful finishes throughout. With all amenities just steps away, you'll love the unbeatable walkable lifestyle this location offers. Don’t miss your chance to own this fresh and functional home in the heart of it all – perfect for first-time buyers looking for style, space, and convenience!