



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

177 Cranford Walk SE
Calgary, Alberta

MLS # A2242758



\$455,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,211 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Nestled in the sought-after community of Cranston, this beautifully updated bungalow-style townhome blends low-maintenance living with bright, modern style and thoughtful upgrades throughout. Offering 2 spacious bedrooms and 2 full bathrooms across an open-concept floorplan, this move-in ready home is designed for comfort and ease. Inside, you'll find freshly painted walls, newer stainless steel appliances, and remote-controlled blinds that fill the living space with natural light while offering convenience at your fingertips. Stay cool in the summer with central air conditioning, and enjoy added peace of mind with a brand-new water heater. A sun-filled front patio with a BBQ gas line is perfect for outdoor dining and relaxing evenings. The heated garage, complete with a new insulated door, offers secure parking with EV rough in and hose bib. With everything on one level, this well-cared-for unit is ideal for easy living. Located close to parks, schools, shopping, and with quick access to Deerfoot and Stoney Trail, this home checks every box. Bright, stylish, and move-in ready – welcome to your new home at 177 Cranford Walk SE.