



GRASSROOTS
REALTY GROUP

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534 Cranford Drive SE
Calgary, Alberta

MLS # A2248517



\$480,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,708 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 442
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

open house Thursday Aug 14 10-3pm and Friday Aug 15 2-7pm Welcome Home! This immaculate 1,708 sq. ft. townhome has the best location in the complex — unmatched privacy, sunny southern exposure, and just steps to green space and walking paths. Meticulously cared for by “Mr. & Mrs. Clean,” it’s truly move-in ready. Inside, enjoy 9-ft ceilings, large windows, and an upgraded kitchen with quartz countertops, a spacious island, premium appliances, and abundant storage. The open layout flows into a bright living room and dining area with access to a private balcony — perfect for your morning coffee or evening unwind. A convenient half bath completes the main floor. Upstairs offers two generous primary bedrooms, each with its own ensuite and large closet, plus upper-level laundry. Comfort is year-round with central A/C, a fully serviced furnace, a fully serviced Culligan water softener, and a brand-new hot water tank (2025). The attached double garage, private front porch, and easy access to Cranston’s shops, restaurants, South Health Campus, and Fish Creek Park make this an unbeatable package. Don’t miss this rare opportunity in one of Calgary’s most sought-after communities!. Call your favourite Realtor to book a showing!