



**GRASSROOTS**  
REALTY GROUP

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**234 Cranston Way SE**  
**Calgary, Alberta**

**MLS # A2277892**



**\$385,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 306
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings		

**Inclusions:** Treadmill in basement

Welcome to this well-maintained townhome built in 2012, ideally located overlooking a peaceful greenspace and park. The open-concept main floor features a spacious living room that flows seamlessly into the kitchen, complete with a large center island, and continues into the bright dining area—perfect for everyday living and entertaining. Brand new vinyl flooring installed in the living room and dining room and a convenient 2-piece bathroom completes the main level. The entire home has been freshly painted, offering a clean, modern feel throughout. Upstairs, you’ll find a generous primary bedroom with a large walk-in closet and a 5-piece ensuite featuring dual his-and-her sinks. The second bedroom also offers its own walk-in closet, and a full 4-piece bathroom completes the upper floor. Brand new carpet has been installed, adding comfort and freshness to the sleeping areas. The unfinished basement provides a blank canvas, ready for your personal design and future development. This home includes a dedicated parking stall and is ideally situated within minutes of three schools, a short drive to extensive shopping amenities, and the South Health Campus Hospital. An excellent opportunity for first-time buyers, families, or investors seeking comfort, updates, and a prime location.