



**234 Cranston Way SE
Calgary, Alberta**

MLS # A2277892

\$385,000



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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 306
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	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.