



**165 Cranford Drive SE
Calgary, Alberta**

MLS # A2289273



\$509,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,116 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Zero Lot Line		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Security system (not monitored)

This charming 1,116 sq ft single-family home offers a functional open-concept layout and incredible access to everything this sought-after community is known for. The bright and spacious main floor features a large living room that flows seamlessly into the dining area and kitchen — perfect for everyday living and entertaining. A convenient 2-piece bath completes the main level. Upstairs, you’ll find three comfortable bedrooms and a full bathroom, including a primary retreat with a generous walk-in closet. The basement is undeveloped and ready for your future plans — whether you envision a rec room, home office, gym, or additional bedroom. Step outside to enjoy the large deck and private garden oasis, an ideal space for summer evenings and weekend BBQs. The property is complete with a double detached garage. Located just blocks from Fish Creek Park, multiple schools within walking distance, and Cranston’s exceptional community center featuring tennis courts, playgrounds, and a gymnasium. You’re also minutes from local shops, restaurants, medical services, and everyday conveniences. With quick access to Deerfoot Trail and Highway 22X, commuting is simple and efficient. This home is in good overall condition and offers a fantastic opportunity to add your own personal touches while building equity in one of Calgary’s most established and desirable southeast communities