



GRASSROOTS
REALTY GROUP

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55 Cranford Way SE
Calgary, Alberta

MLS # A2190783



\$399,999

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,258 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Fireplace

Open house for Sunday April 13th CancelledWelcome to this beautifully renovated dual master townhome located in the highly desirable community of Cranston. Boasting nearly 1,200 sq ft of thoughtfully designed living space, this home offers the perfect combination of functionality, style, and energy efficiency—complete with solar panels for reduced utility costs. The main floor features a bright, open-concept layout with luxury vinyl plank flooring, pot lights, and a modern electric fireplace set against a custom feature wall. The fully upgraded kitchen is a chef’s dream, showcasing quartz countertops, sleek cabinetry, a waterfall island with seating, and a custom bar area with wine fridge—ideal for entertaining. A contemporary glass panel staircase railing leads to the upper level, which offers two spacious primary bedrooms, each with its own private ensuite—a rare and highly sought-after layout. Additional highlights include upper-floor laundry, a fully fenced and landscaped backyard with low-maintenance stone finishing, and a massive attic for storage. All appliances are from 2024 as well. This property includes an assigned parking stall at the rear of the home, with ample visitor and street parking nearby. Located just steps from walking and biking trails, enjoy stunning mountain and Bow River views, while being minutes from local schools, playgrounds, parks, shopping, South Health Campus, Seton YMCA, and major roadways including Deerfoot and Stoney Trail. Whether you’re a first-time buyer, investor, or downsizing, this meticulously maintained home offers exceptional value in one of Calgary’s most vibrant communities. Book your private showing today!