



GRASSROOTS
REALTY GROUP

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206 Cranford Walk SE
Calgary, Alberta

MLS # A2208693



\$486,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 408
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

This corner unit townhouse is undeniably comfortable. Sunny and fresh, it's move-in ready, ideal for anyone who values a top-tier neighbourhood with quick access to bike paths, walking trails, and abundant green spaces. The fenced, semi-private front courtyard is perfect for peaceful morning coffees and summer barbeques. Inside, you'll find large floor-to-ceiling windows, wide-plank flooring, high ceilings, contemporary finishes, and an open, functional floorplan. Cooking for friends and family is a pleasure in the well-appointed kitchen, featuring stainless steel appliances, modern cabinetry, ample soft-close drawers, a pantry, and generous granite counter space. Upstairs offers two spacious bedrooms, each with its own ensuite and large walk-in closet, perfect for flexible living arrangements. The lower level includes that always-needed storage space and a desirable double attached garage (no more scraping ice off your windshield at 6 a.m. ever again!). Affordable condo fees cover all exterior maintenance, offering an easygoing, lock-and-leave lifestyle. Located in desirable Cranston, with a family-friendly atmosphere, parks, pathways, close proximity to Bow River and Fish Creek Provincial Park, this home is a nature lover's dream. A full-service package that makes life feel almost too good to be true!