



GRASSROOTS

REALTY GROUP

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**410 Cranford Walk SE
Calgary, Alberta**

MLS # A2327573



\$435,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,429 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 483
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: 2 person hot tub

Welcome to 410 Cranford Walk SE—an inviting home in the heart of Cranston offering a smart layout and comfortable living in one of Calgary’s most sought-after southeast communities. This well-maintained property features 3 bedrooms and 2 full bathrooms, including a private ensuite, along with a bright and functional open-concept kitchen that flows seamlessly into the living and dining areas. Enjoy cozy evenings by the gas fireplace or step out onto the very large, sun-filled balcony—perfect for relaxing or entertaining. The partially finished basement includes a 2-person hot tub, offering a unique space to unwind with room for future customization. Additional highlights include a double attached garage, affordable condo fees, and ample visitor parking. This pet-friendly complex is ideally located close to schools, parks, pathways, and everyday amenities, with convenient access to major routes for commuting. Whether you’re a first-time buyer, downsizing, or investing, this home offers excellent value in a vibrant, family-friendly community. Come experience all that Cranston living has to offer. This is the original owner and the property reveals great pride of ownership, don’t miss out on a great opportunity to live in an amazing community and complex, the neighborhood has great amenities and is so inviting and this unit is so well cared for.