

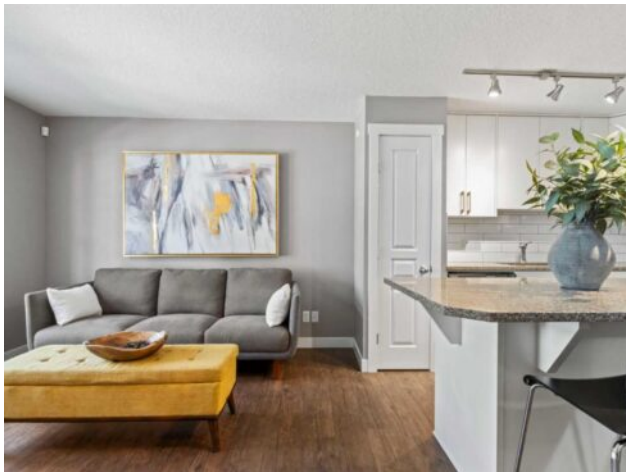


GRASSROOTS
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315 Cranford Walk SE
Calgary, Alberta

MLS # A2332682



\$339,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	827 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this beautifully maintained 2-bedroom, 1-bathroom townhome offering 827 sq ft of thoughtfully designed living space in the family-friendly community of Cranston. Perfect for first-time buyers, down-sizers, or savvy investors, this quiet unit combines low-maintenance living with everyday convenience. Step outside to tasteful curb appeal featuring durable Hardie board exterior, irrigation and a private front-facing patio complete with a BBQ gas line — ideal for summer evenings. Nearby green space adds to the peaceful feel of this well-kept community. Inside, you're welcomed by a bright and spacious living area that flows into a modern white kitchen, finished with stone countertops that carry through into the bathroom — also equipped with full-size laundry for everyday ease. Two comfortable bedrooms round out the main living space, kept cool and comfortable year-round with central A/C. Downstairs, the partially developed basement offers some extra storage space, while the attached double tandem garage provides secure parking — a rare find at this price point. Location doesn't get more convenient than this: walking distance to schools, shopping, and restaurants, minutes to South Health Campus and the Seton YMCA with all of its amenities, and quick access to major roadways for an easy commute in and out of the city. Whether you're starting out, scaling down, or looking for a smart addition to your portfolio, this Cranston gem checks all the boxes. Book your showing today!