



GRASSROOTS
REALTY GROUP

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154 Cranford Walk SE
Calgary, Alberta

MLS # A2334782



\$320,000

Division:	Cranston		
Type:	Residential/Other		
Style:	Bungalow		
Size:	704 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 284
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Welcome to the sought-after community of Cranston! Whether you're a first-time home buyer, an investor, or looking to downsize into a low-maintenance home, this well-designed townhouse offers the perfect blend of comfort and convenience. Featuring high ceilings and an open-concept layout, this home is both functional and inviting, making it easy to come home and relax. Enjoy your private patio complete with a natural gas BBQ hookup—perfect for summer gatherings. The primary bedroom includes a spacious walk-in closet, while the in-suite laundry is conveniently tucked away in the full bathroom. The efficient floor plan helps keep utility costs manageable throughout the year. Located in the established community of Cranston, you'll enjoy quick access to major roadways, shopping, restaurants, schools, parks, and countless amenities. Residents enjoy membership in the Cranston Residents Association, with access to Century Hall facilities, featuring an outdoor hockey rink and toboggan hill in the winter, plus a splash park, playground, skate park, tennis and pickleball courts, basketball nets, and year-round community programming. Don't miss your opportunity to own this fantastic home in one of Calgary's most desirable communities. Book your private showing today!