



GRASSROOTS
REALTY GROUP

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871 Cranston Avenue SE
Calgary, Alberta

MLS # A2342934



\$499,999

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,468 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Corner Lot, Front Yard, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully designed corner-unit townhome in the established community of Cranston. Built in 2022, this bright and contemporary residence offers 3 bedrooms, 2.5 bathrooms, and a thoughtfully planned layout designed for comfortable everyday living. The ground floor features a versatile living area, while the desirable corner location provides additional windows that fill the home with natural light. At the heart of the home is a stylish kitchen featuring Maplewood cabinet doors, a gas range, and a refrigerator with water and ice dispensers. Central air conditioning ensures year-round comfort, while the stacked washer and dryer add everyday convenience. A double attached garage provides secure parking and valuable storage space. Ideally situated along a municipal road and close to a daily-needs shopping plaza, this move-in-ready home also offers quick access to Deerfoot Trail and Stoney Trail. An excellent opportunity to enjoy modern living, convenience, and connectivity in one of southeast Calgary's most established communities. Call today to book your private showing before it's gone!