

# \$600,000 - 148 Cranford Crescent Se, Calgary

MLS® #A2207864

**\$600,000**

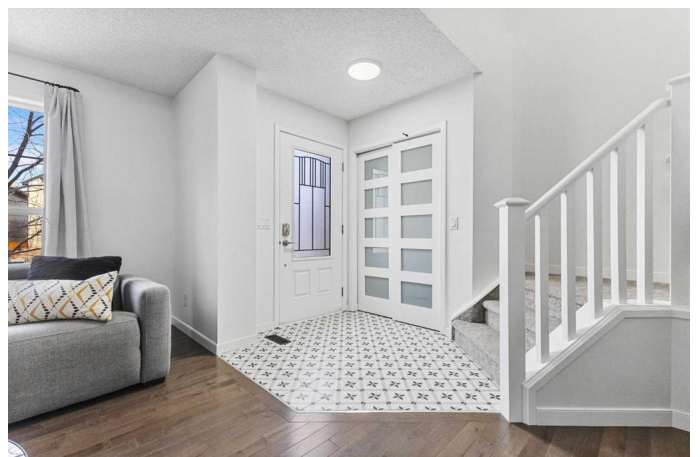
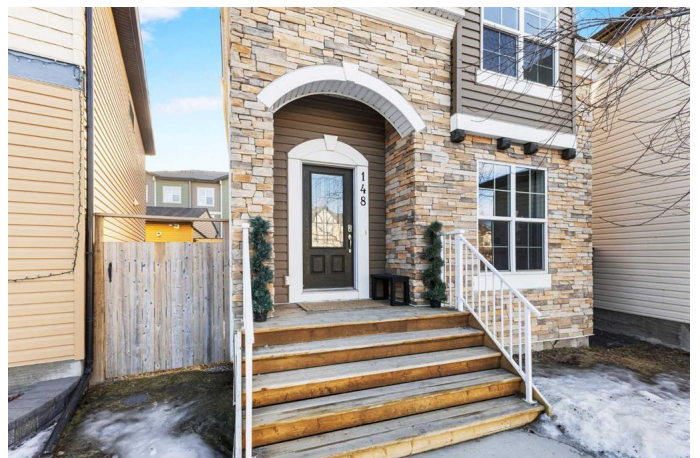
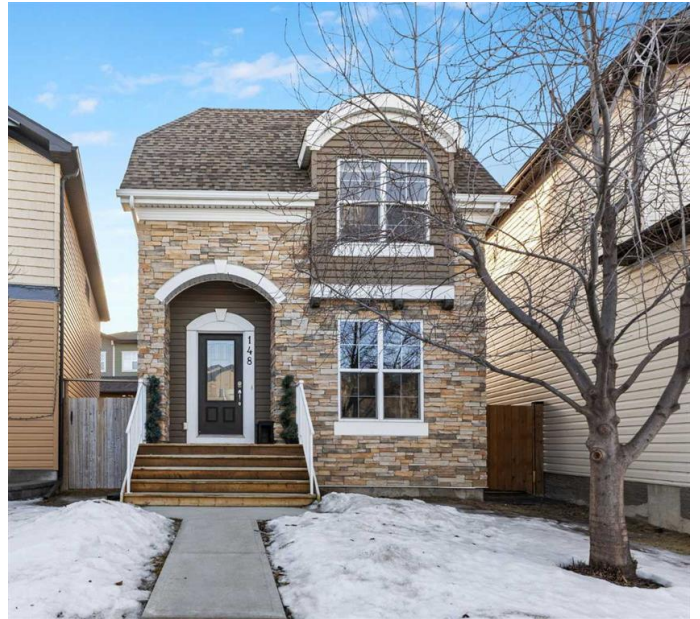
3 Bedroom, 3.00 Bathroom, 1,430 sqft  
Residential on 0.07 Acres

Cranston, Calgary, Alberta

Don't break your back with a fixer upper! Step into this affordable, single family, MOVE IN READY home that's perfect for first-time buyers and young families! With a detached double, insulated GARAGE located near the house, you'll enjoy added privacy and more free time to focus on what matters most = less work and more play.

Every inch of this home feels clean and modern, thanks to the complete renovation. Enjoy brand-new countertops, fresh paint, updated doors and hardware, stylish new lighting, new hot water tank, and new carpeting and tile. The nearly full BRAND NEW interior, combined with the cozy 3-sided fireplace, creates a warm and inviting atmosphere you'll love coming home to. Downstairs, the basement is a blank canvas with two egress windows, and rough in plumbing's ready for you to finish and build equity on your terms. The home is nestled in a friendly neighborhood with quiet streets, nearby schools, and plenty of parks, pathways, and green spaces for outdoor fun. Convenient access to shopping, transit, and major roadways makes getting around easy, while the nearby community center offers year-round activities like indoor sports, tennis, and skating.

With the South Campus Hospital, YMCA, cinemas, and more just minutes away, this home offers the perfect balance of comfort, convenience, and lifestyle. Don't miss your chance—schedule a tour today!



Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207864    |
| Price          | \$600,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,430       |
| Acres          | 0.07        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 148 Cranford Crescent Se |
| Subdivision | Cranston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 0X9                  |

## Amenities

|                |                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Other, Park, Parking, Picnic Area, Playground, Recreation Facilities, Recreation Room, Game Court Interior, Party Room |
| Parking Spaces | 2                                                                                                                                 |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rear, Oversized, On Street, Rear Drive                     |
| # of Garages   | 2                                                                                                                                 |

## Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                                               |
| Heating           | Forced Air                                                                                                                                                |

|                 |                                             |
|-----------------|---------------------------------------------|
| Cooling         | None                                        |
| Fireplace       | Yes                                         |
| # of Fireplaces | 1                                           |
| Fireplaces      | Family Room, Gas, Mantle, Tile, Three-Sided |
| Has Basement    | Yes                                         |
| Basement        | Full, Unfinished                            |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Pie Shaped Lot, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Stone, Vinyl Siding                                                                                  |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 3               |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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