

# \$529,900 - 171 Cranford Way Se, Calgary

MLS® #A2211107

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,299 sqft

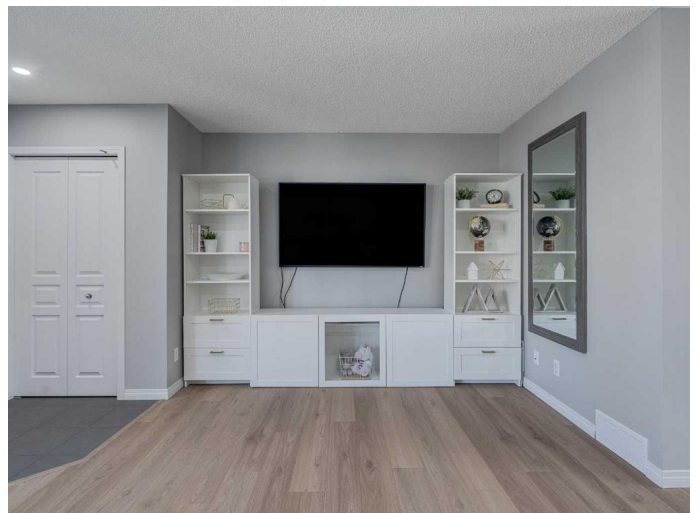
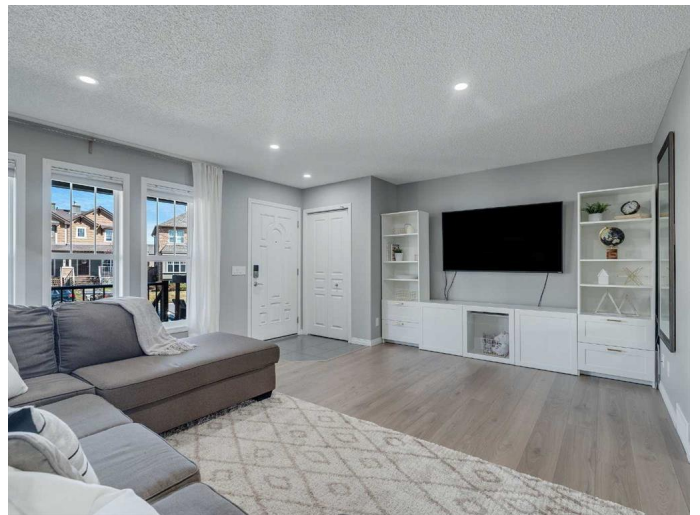
Residential on 0.08 Acres

Cranston, Calgary, Alberta

OPEN HOUSE Friday April 18 from 3-5pm, Saturday April 19 from 12-2pm & Sunday from 12-2pm! Welcome home to 171 Cranford Way SE. Located on a quiet, picturesque street in the family-friendly community of Cranston, this well-maintained duplex sits on a generous pie-shaped lot with no condo fees. With 3 bedrooms, 2.5 bathrooms, and a fully developed basement, this home has space for every stage of life.

As you step inside, youâ€™re welcomed by a functional open floor plan and large south-facing windows that flood the main floor with natural light. The kitchen features upgraded stainless steel appliances, ample cabinet space, and a large island that flows perfectly into the dining and living areas complimented with brand new flooring. Just off the kitchen, the sliding patio door and side entry lead you out to your fully fenced backyard, where a huge deck and a custom pergola make it easy to entertain or relax all summer long. The side entrance is fenced off for a dog run, storage or multi purpose space for all your needs! There is also a 2 car parking pad.

Upstairs, the primary bedroom easily fits a king-sized bed and is complemented by a large walk-in closet and a 4-piece ensuite with a soaker tub and tiled shower. Two more bedrooms and a full bath complete the upper level.



The basement is fully completely finished, offering the perfect mix of function and flexibilityâ€”set up a home office, playroom, fitness zone, or a movie space. Thereâ€™s also a rough-in for a future bathroom in the large storage room.

Located just steps from a green space and playground, and only minutes from Deerfoot and Stoney Trailâ€”youâ€™ll love the convenience without the traffic noise.

This is a fantastic opportunity to own a move-in-ready home on one of Cranstonâ€™s most charming streets. Donâ€™t miss it!

Built in 2013

### Essential Information

MLS® #	A2211107
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	171 Cranford Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3M 1W4
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### Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage, Dog Run
Lot Description	Back Lane, Level, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	10
Zoning	R-2M
HOA Fees	190
HOA Fees Freq.	ANN

### Listing Details

Listing Office	The Real Estate District
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