

# \$600,000 - 23 Cranford Park Se, Calgary

MLS® #A2214174

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

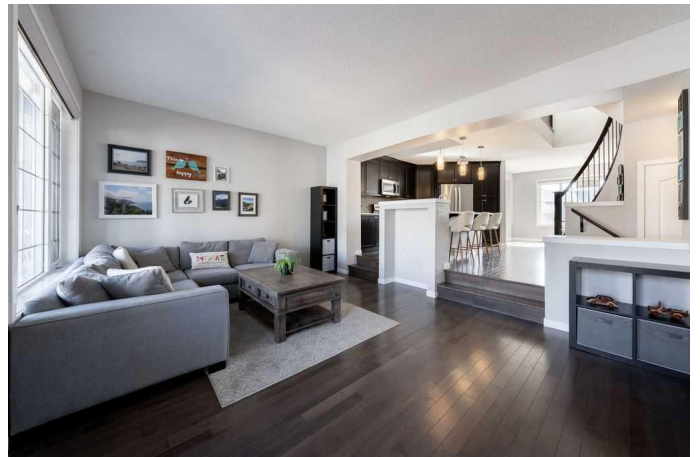
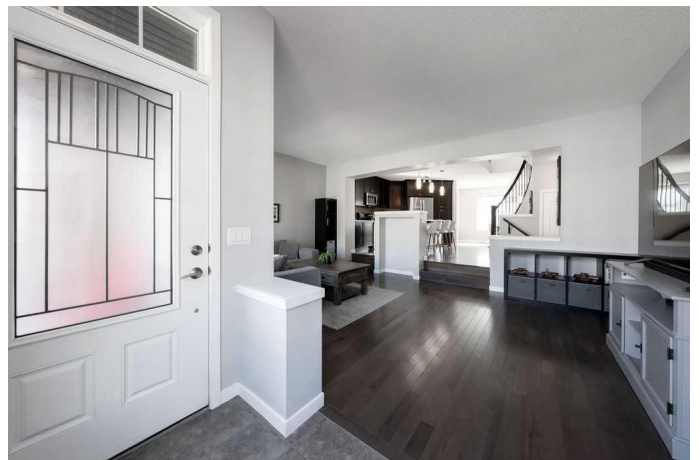
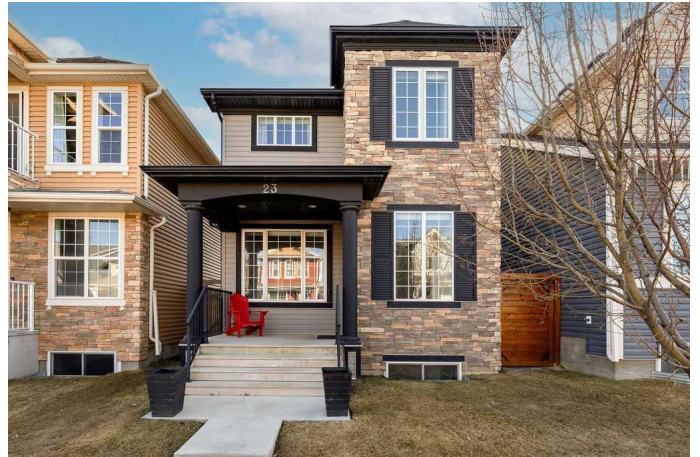
Welcome to 23 Cranford Park SE. A Beautifully Upgraded Home in the Heart of Cranston! This stunning 2-storey contemporary residence sits on a large, sun-drenched SOUTH-backing lot on a quiet, family-friendly street. Perfectly positioned within walking distance to schools, parks, shops, and restaurants, this home offers the ultimate blend of lifestyle and convenience.

Start your day with coffee on the charming front porch and unwind in the evening in your private backyard oasis. Designed with functionality and style in mind, the home features an open-concept layout loaded with thoughtful upgrades throughout.

The chef-inspired kitchen boasts sleek cabinetry, a large central island with breakfast bar, granite countertops, and stainless steel appliances, perfect for entertaining or casual family dinners.

The spacious main floor offers a bright front living room, a generous dining area, and direct access to your sunny yard that's flooded with natural light throughout the day. Upstairs, the primary suite features a luxurious 4-piece ensuite and walk-in closet, along with two additional bedrooms, a shared 4-piece bath, and convenient upper-level laundry.

The undeveloped basement includes 9-ft ceilings and offers a blank canvas for your



future development—whether it’s a rec room, home gym, or guest suite, the possibilities are endless. The home also offers Central Air Conditioning.

Don’t miss your chance to live in one of Cranston’s most sought-after locations, 23 Cranford Park SE is the perfect place to call home!

Built in 2014

**Essential Information**

MLS® #	A2214174
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	23 Cranford Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z4

**Amenities**

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	3
Parking	Alley Access, On Street, Parking Pad, RV Access/Parking

## Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	172
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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