

# **\$364,500 - 112, 200 Cranfield Common Se, Calgary**

MLS® #A2211670

**\$364,500**

2 Bedroom, 2.00 Bathroom, 925 sqft

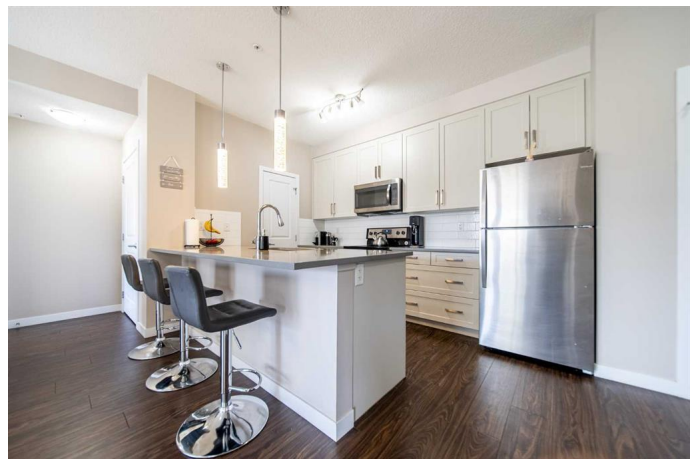
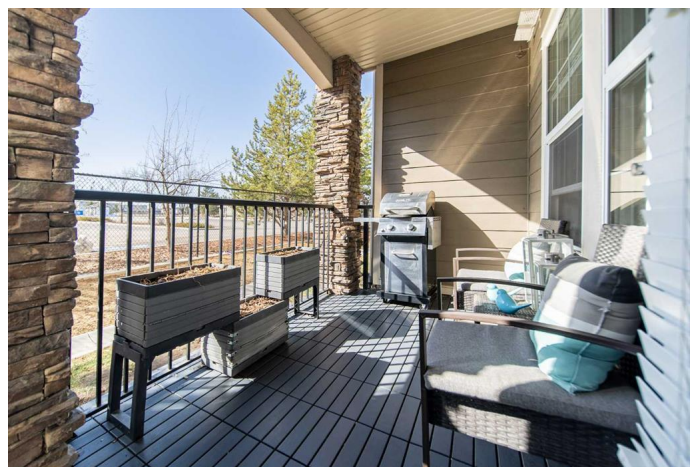
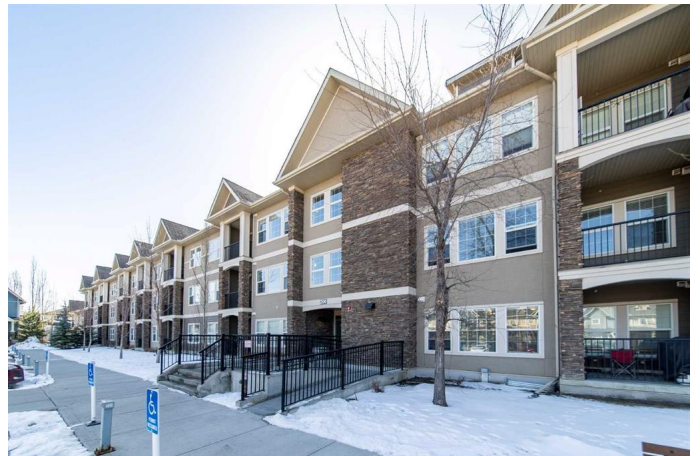
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome Home to Cranston! Your Bright & Spacious Main Floor Oasis Awaits! Imagine stepping into a sun-drenched sanctuary, where modern living meets convenience and community spirit. This stunning main floor, open-concept condo in the desirable southeast Calgary community of Cranston offers the perfect blend of style, comfort, and accessibility.

Boasting two generously sized bedrooms and two full bathrooms, this meticulously maintained unit is ideal for first-time homebuyers, young professionals, downsizers, or savvy investors. The thoughtfully designed open floor plan seamlessly connects the spacious living area, dining nook, and well-appointed kitchen, creating an inviting atmosphere perfect for entertaining friends and family or simply relaxing after a long day. Prepare to be bathed in natural light streaming through the large windows, enhanced by the coveted south-facing balcony. Picture yourself enjoying your morning coffee or evening sunsets on your private outdoor retreat, overlooking the vibrant community.

The modern kitchen features sleek countertops, ample cabinetry, and a functional layout, making meal preparation a breeze. The two well-proportioned bedrooms offer comfortable retreats, with the master suite often featuring a private ensuite bathroom for added convenience and privacy. The second full bathroom ensures ease and comfort for



guests or residents.

Enjoy community features such as Cranston Century Hall: A residents' association with a splash park, gymnasium, meeting rooms, and more.

Extensive Pathways and Green Spaces: Perfect for walking, biking, and enjoying the outdoors.

Playgrounds and Parks: Ideal for families with children.

Close Proximity to Shopping and Dining: With easy access to Seton's urban district and other retail options.

Don't miss your chance to experience comfortable, convenient, and stylish living. Schedule your private viewing today and start envisioning your life in this wonderful Cranston condo!

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211670          |
| Price          | \$364,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 925               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 112, 200 Cranfield Common Se |
| Subdivision | Cranston                     |
| City        | Calgary                      |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 1S2 |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Playground, Visitor Parking |
| Parking Spaces | 1                           |
| Parking        | Stall                       |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                              |
| Heating           | Baseboard                                                                                                      |
| Cooling           | None                                                                                                           |
| # of Stories      | 3                                                                                                              |
| Basement          | None                                                                                                           |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, Playground                         |
| Roof              | Asphalt Shingle                             |
| Construction      | Composite Siding, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 15               |
| Zoning         | M-2              |
| HOA Fees       | 181              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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