

\$254,900 - 311, 200 Cranfield Common Se, Calgary

MLS® #A2214239

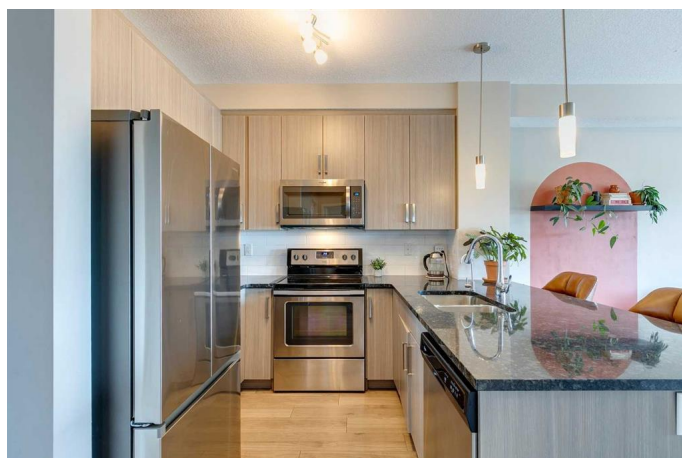
\$254,900

1 Bedroom, 1.00 Bathroom, 612 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome home to this bright, top-floor, south-facing suite, perfectly positioned to enjoy all-day natural light and scenic views. Whether you're a first-time buyer, downsizer, or investor, this home is the perfect blend of style, comfort, and convenience. This 1-bedroom unit offers an open floor plan with soaring 9-foot ceilings and modern finishes throughout. Step inside to a generous foyer that leads into a contemporary kitchen featuring granite countertops, modern cabinetry, stainless steel appliances, and a breakfast bar- ideal for casual dining or entertaining. The spacious living room offers flexibility for a dining area or home office setup, featuring three large south-facing windows that overlook the park. Step through the new screen door to access your private, sun-filled balcony, perfect for morning coffee or evening relaxation. The bedroom is filled with natural light from two large windows and boasts a walk-through closet, as well as convenient access to the full bathroom. Bonus features include an in-suite laundry, extra storage closets, a window air conditioner, a TV mount, and a new screen door, all of which will stay with the property. The suite comes with an assigned stall and a designated storage unit for extra convenience. This well-maintained building is ideally situated next to parks and green space with a playground. It is conveniently located near schools, shopping, transit, the off-leash dog park, restaurants, and popular facilities of Seton,



including the regional hospital and the largest YMCA. Quick access to Deerfoot and Stoney Trail makes commuting in any direction a breeze. Don't miss your chance to make this lovely home your own. Book your private viewing today!

Built in 2017

Essential Information

MLS® #	A2214239
Price	\$254,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	612
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	311, 200 Cranfield Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S2

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard
Cooling	Window Unit(s)
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Stone

Additional Information

Date Listed	June 10th, 2025
Days on Market	6
Zoning	M-2
HOA Fees	165
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.