

# \$449,900 - 1210 Cranford Court Se, Calgary

MLS® #A2218265

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,224 sqft

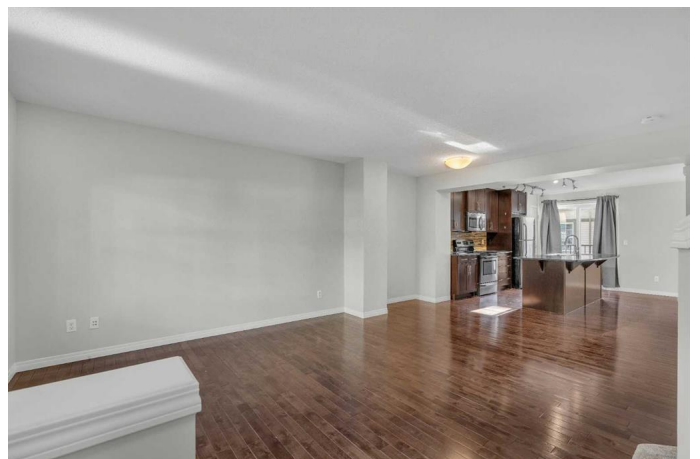
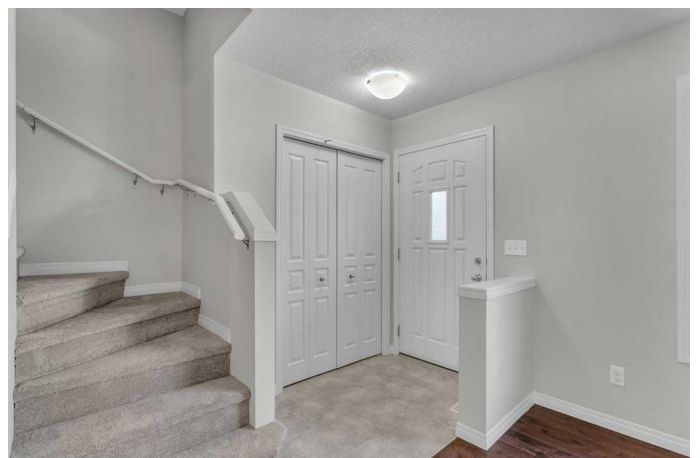
Residential on 0.02 Acres

Cranston, Calgary, Alberta

\*\*\* Nicely located in a QUIET AREA of this great complex, The Carmine remains the most popular model, boasting an OPEN CONCEPT LAYOUT with an expansive KITCHEN ISLAND, offering plenty of great storage, GRANITE COUNTERTOPS, and a FLEX AREA perfect for a home office. Rich espresso HARDWOOD FLOORS throughout the main floor complement the full-height cabinetry and glass-tile backsplash. FRESHLY PAINTED WITH NEW CARPETS! Large windows to the east with a WALK-OUT BALCONY to the west provide plenty of natural light. Upstairs, you will find two Primary suites, each with a PRIVATE ENSUITE BATH, walk-in closets, ceiling fans, and a large laundry storage room (no running down flights of stairs with your laundry basket!) The lower level has enough room to create a hobby or TV room. Add to this the DOUBLE ATTACHED GARAGE, keeping your vehicles out of the cold and hail, making this a perfect home! The lower level could easily be finished to add living space to this home - a hobby room or media room would work well here. This is a well-cared-for complex in an ideal location - close to shopping, schools, and major transportation routes. MOVE IN READY! Here is your opportunity to stop renting and enjoy the luxury of home ownership!

Built in 2010

## Essential Information



MLS® #	A2218265
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.02
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1210 Cranford Court Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0W2

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Courtyard
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	1
Zoning	M-1
HOA Fees	190
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.