

# \$465,000 - 305 Cranford Mews Se, Calgary

MLS® #A2228614

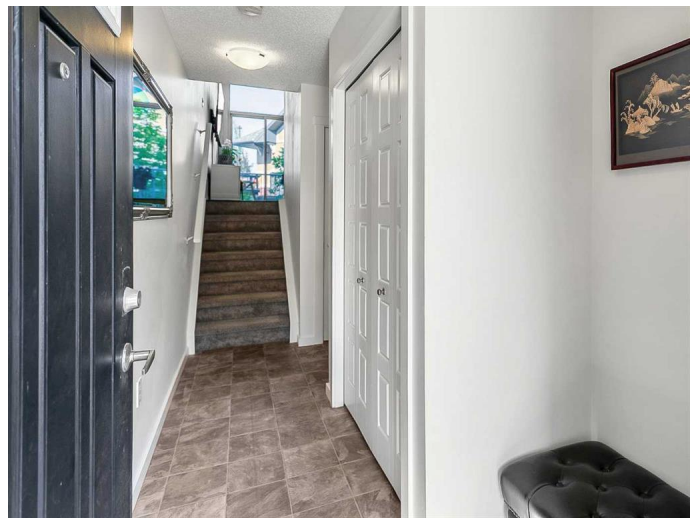
**\$465,000**

2 Bedroom, 3.00 Bathroom, 1,496 sqft

Residential on 0.03 Acres

Cranston, Calgary, Alberta

Rare Opportunity!!! Stylish Double Primary Bedroom Townhome with Full Basement AND Attached Garage in ZEN Cranston SOLAR. Welcome to the sought-after Baldwin floorplan in the "ZEN Cranston SOLAR" complex—a beautifully maintained 2-bedroom, 2.5-bath home with a thoughtfully designed open-concept layout. The main level features modern laminate flooring throughout and is filled with natural light from large windows that frame views of the private deck and backyard. The spacious living area has 14-ft ceilings and ample space for a variety of furniture options and a nook for a desk. The dining space and contemporary kitchen are perfect for entertaining. The kitchen comes equipped with quartz countertops, a generous breakfast bar, water filtration system, full stainless steel appliance package and ample cabinetry. Upstairs, you'll find two generous bedrooms—each with their own 4-piece ensuite and walk-in closets. Convenient upper-level laundry adds to the ease of your daily living. Additional highlights include central air conditioning, two solar panels for energy efficiency and an undeveloped basement with bathroom rough-ins and large windows awaiting your personalized touch. The property is situated close to schools, scenic walking paths, parks, playgrounds and shopping amenities - this home truly has it all. Don't miss your chance to own this gem—schedule your viewing today!



Built in 2015

## Essential Information

MLS® #	A2228614
Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	305 Cranford Mews Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2P1

## Amenities

Amenities	Other, Trash, Visitor Parking
Parking Spaces	2
Parking	Insulated, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	14
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp 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.