

# \$450,000 - 923 Cranford Court Se, Calgary

MLS® #A2251698

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.02 Acres

Cranston, Calgary, Alberta

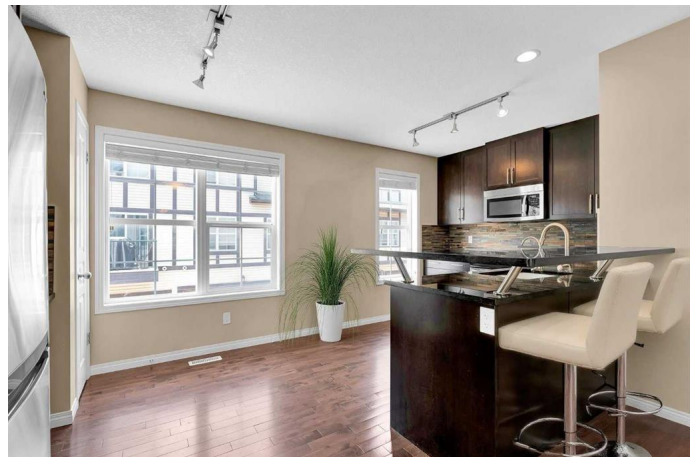
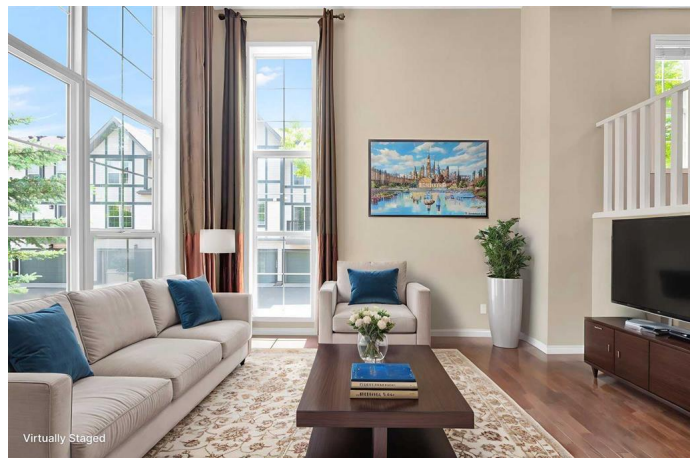
## BRIGHT & SPACIOUS END-UNIT

TOWNHOME with brand new carpet and a fantastic floor plan! Located in the sought-after community of Cranston, this home offers shopping, amenities, schools, transit, and pathways right at your doorstep. With 2 bedrooms, 2.5 bathrooms, 1,232 sq.ft., soaring ceilings, a basement, and an attached double garage, this property checks all the boxes – and it's available for immediate possession.

Step inside and you'll immediately notice the stunning living room with sky-high ceilings and oversized windows, filling the space with natural light. Hardwood floors add warmth, while the kitchen is beautifully equipped with granite countertops, a gas stove, stainless steel appliances, garbage disposal, water filtration system, wood cabinetry, coffee station, breakfast bar, and pantry. The spacious dining area feels bright and open, surrounded by windows – the perfect spot for family dinners or entertaining friends. A convenient half bath rounds out this level.

Upstairs, you'll find two large primary bedrooms, each with its own private ensuite and walk-in closet. The laundry is also located on this floor, making daily living easy and efficient.

The lower level provides direct access to the double attached garage, plus a basement



space for storage and a new hot water tank (2024). Outside, enjoy a private fenced front patio complete with a gas line for BBQ, water hose bib, and rough-in for air conditioning.

This home is part of a well-managed, pet-friendly complex where condo fees include landscaping, snow removal, garbage, insurance, and reserve fund contributions â€” leaving you free to enjoy the community.

Just steps away, youâ€™ll find the Cranston Residents Association and Century Hall with year-round amenities like tennis and basketball courts, an outdoor rink, play park, and summer splash park. Miles of pathways lead to the Bow River for scenic walks and biking. Within minutes, you can shop in Seton, work out at the YMCA, or access the South Health Campus. Commuting is a breeze with quick connections to major routes.

This property is the perfect blend of comfort, convenience, and community â€” ideal for those seeking a low-maintenance lifestyle in a walkable location. Donâ€™t miss your chance to make it yours!

Built in 2011

**Essential Information**

MLS® #	A2251698
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.02
Year Built	2011
Type	Residential

Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	923 Cranford Court Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0W2

### Amenities

Amenities	Picnic Area, Snow Removal, Trash, Visitor Parking, Gazebo
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None, Rough-In
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 26th, 2025
Zoning	M-1
HOA Fees	190

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             2% Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.