

\$447,900 - 336 Cranfield Common Se, Calgary

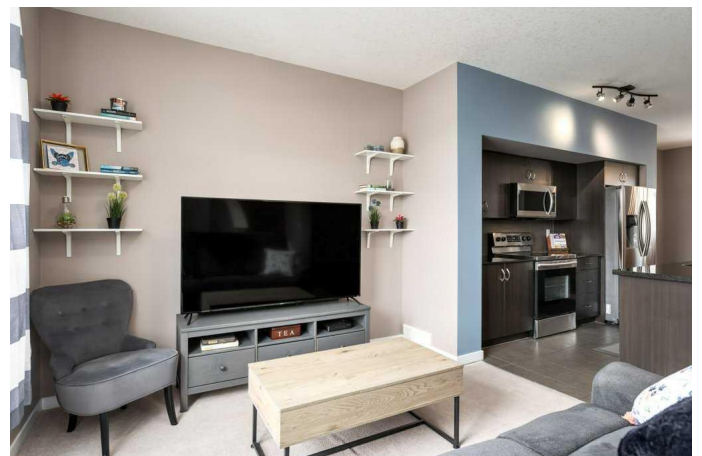
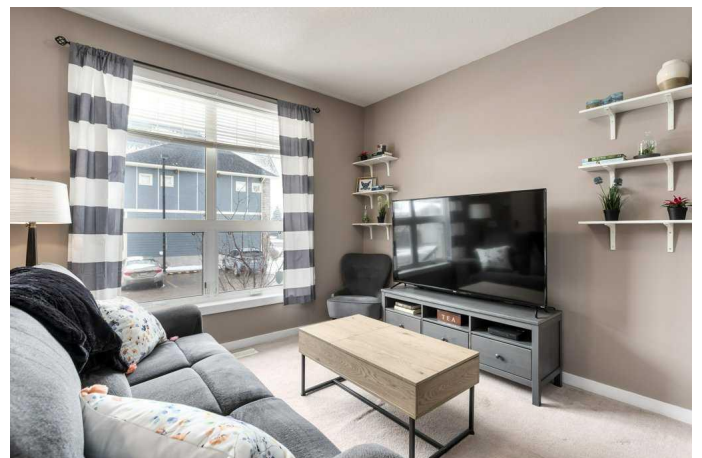
MLS® #A2198183

\$447,900

3 Bedroom, 3.00 Bathroom, 1,259 sqft
Residential on 0.03 Acres

Cranston, Calgary, Alberta

Rare opportunity to own a beautiful townhome in this pet-friendly complex at an incredible price. This stunning unit features 3 bedrooms, 2.5 bathrooms and a fully finished basement, providing over 1600 sqft of developed living space, with 9-foot ceilings throughout. The bright and airy main floor is bathed in natural light all day, thanks to west-facing front windows and east-facing rear windows. Freshly painted on the main and upper floors, the home boasts a spacious kitchen with a large granite island, stainless steel appliances and stylish pendant lighting. The open-concept layout includes a welcoming living room at the front, a dining area at the back plus a pantry and convenient 2-piece bathroom. Upstairs, you'll find two generous bedrooms, including a spacious primary suite with a 5-piece ensuite, dual-sink vanity and walk-in closet. The second bedroom, located at the front of the home, is adjacent to a 4-piece bathroom. The fully finished basement offers even more living space with a third spacious bedroom, a large recreation area, a laundry/utility room and extra storage. Large basement windows let in plenty of natural light, making the space feel bright and inviting. Step outside to a cozy rear deck leading to a grassy area—perfect for your pets. This townhome is ideally located near Catholic and Public Schools, scenic walking paths, shopping and has easy access to major roadways making commuting a breeze. Don't miss your chance to own this fantastic home! Check out



the 3D Virtual Tour and book your showing today.

Built in 2012

Essential Information

MLS® #	A2198183
Price	\$447,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.03
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	336 Cranfield Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S3

Amenities

Amenities	Other
Parking Spaces	1
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2025
Days on Market	32
Zoning	M-2
HOA Fees	190
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.