

# \$525,000 - 652 Cranford Walk Se, Calgary

MLS® #A2228398

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,324 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY JUNE 7TH**

**1PM-2PM\*\*** Welcome to your dream home in the heart of Cranston – a rare end-unit gem that combines modern living, privacy, and exceptional functionality.

Beautifully maintained and thoughtfully upgraded, this spacious 3-bedroom smart home offers over 1,300 sq ft of bright, airy living space. With only one neighbor beside you and no one above, the abundance of windows fills the home with natural light, creating a warm and inviting atmosphere throughout.

Designed for both comfort and convenience, this home features high-end finishes and smart upgrades, including a video doorbell, smart thermostat, and a smart lock on the front door. All three bedrooms are located on the main level, making it a practical layout for families, professionals, or anyone looking for single-level living.

One of the true highlights is the oversized balcony – stretching over 175 sq ft – offering a private and peaceful space to relax or entertain, complete with beautiful mountain views.

The fully finished basement provides the perfect flex space for a home gym, office, or rec room, plus additional storage. A double attached garage comfortably fits two vehicles



with extra space for gear and equipment.

Additional features include central air conditioning, a water softener system, and a brand-new hot water tank installed in 2025â€”everything you need for efficient, modern living.

This is one of the best units in the complex, and homes like this rarely come to market. Book your private showing today and see what makes this property so special.

Built in 2014

**Essential Information**

MLS® #	A2228398
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,324
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

**Community Information**

Address	652 Cranford Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R8

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Rain Gutters
Lot Description	Back Lane, Few Trees, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	3
Zoning	M-1
HOA Fees	189
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Gravity Realty Group
----------------	----------------------

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.