

# \$399,999 - 55 Cranford Way Se, Calgary

MLS® #A2190783

**\$399,999**

2 Bedroom, 3.00 Bathroom, 1,258 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Open house for Sunday April 13th

CancelledWelcome to this beautifully renovated dual master townhome located in the highly desirable community of Cranston. Boasting nearly 1,200 sq ft of thoughtfully designed living space, this home offers the perfect combination of functionality, style, and energy efficiency—complete with solar panels for reduced utility costs.

The main floor features a bright, open-concept layout with luxury vinyl plank flooring, pot lights, and a modern electric fireplace set against a custom feature wall. The fully upgraded kitchen is a chef's dream, showcasing quartz countertops, sleek cabinetry, a waterfall island with seating, and a custom bar area with wine fridge—ideal for entertaining.

A contemporary glass panel staircase railing leads to the upper level, which offers two spacious primary bedrooms, each with its own private ensuite—a rare and highly sought-after layout. Additional highlights include upper-floor laundry, a fully fenced and landscaped backyard with low-maintenance stone finishing, and a massive attic for storage. All appliances are from 2024 as well.

This property includes an assigned parking stall at the rear of the home, with ample visitor and street parking nearby.



Located just steps from walking and biking trails, enjoy stunning mountain and Bow River views, while being minutes from local schools, playgrounds, parks, shopping, South Health Campus, Seton YMCA, and major roadways including Deerfoot and Stoney Trail.

Whether you're a first-time buyer, investor, or downsizing, this meticulously maintained home offers exceptional value in one of Calgary's most vibrant communities.

Book your private showing today!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2190783      |
| Price          | \$399,999     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,258         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 55 Cranford Way Se |
| Subdivision | Cranston           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |

Postal Code T3M 2P1

### Amenities

Amenities None  
Parking Spaces 1  
Parking Assigned, Stall

### Interior

Interior Features Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Dry Bar, Vinyl Windows  
Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Electric Stove, Washer/Dryer Stacked, Wine Refrigerator  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room  
Basement None

### Exterior

Exterior Features BBQ gas line, Playground, Private Yard, Lighting  
Lot Description Back Yard, Landscaped, Rectangular Lot, Yard Lights  
Roof Asphalt Shingle  
Construction Composite Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 10th, 2025  
Days on Market 11  
Zoning M-2  
HOA Fees 190  
HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty

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