

# \$529,900 - 227 Cranston Road Se, Calgary

MLS® #A2232556

**\$529,900**

2 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully renovated half duplex offering an exceptional living experience in Cranston. This home features two spacious bedrooms, each equipped with its own four-piece ensuite, providing privacy and comfort. One of the bedrooms boasts a generous walk-in closet, another one has Her & His large closet.

The property is flooded with natural light and designed for functionality, boasting a total of three bathrooms. Following the renovations, the place was upgraded with new light fixtures and new flooring, knock down ceiling, installed new doors and baseboards, added a new hood fan and given the entire property a fresh coat of paint. Enjoy the outdoors on the deck overlooking the backyard and benefit from the convenience of an attached one-car garage. Garage has additional entry door from backyard.

The intelligent open floor plan includes the potential for additional living space in the unfinished basement, allowing for customization to suit your needs. Located directly across from Dr. George Stanley Elementary and Junior High School, this property offers easy access to public transportation, including bus stops, and is just minutes away from the South Health Campus, Cineplex VIP Cinema, Largest YMCA, huge shopping plaza in Seton.

For your local shopping and dining needs, Sobeys - Cranston, Starbucks, and Good Earth Cafes, along with various restaurants,



banks, and businesses, are within walking distance. Additionally, you'll find parks nearby that provide stunning mountain and downtown views, as well as bike and walking paths leading to the river.

This fantastic property is ideal for young families, investors, and first-time homebuyers alike! Don't miss out on this incredible opportunity.

Built in 2007

### **Essential Information**

MLS® #	A2232556
Price	\$529,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,361
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	227 Cranston Road Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J5

### **Amenities**

Amenities	Clubhouse, Community Gardens, Park, Playground
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Insulated, Single Garage

	Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	65
Zoning	R-2M
HOA Fees	190
HOA Fees Freq.	ANN

### Listing Details

Listing Office	TREC The Real Estate Company
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