

# \$475,000 - 278 Cranford Drive Se, Calgary

MLS® #A2244824

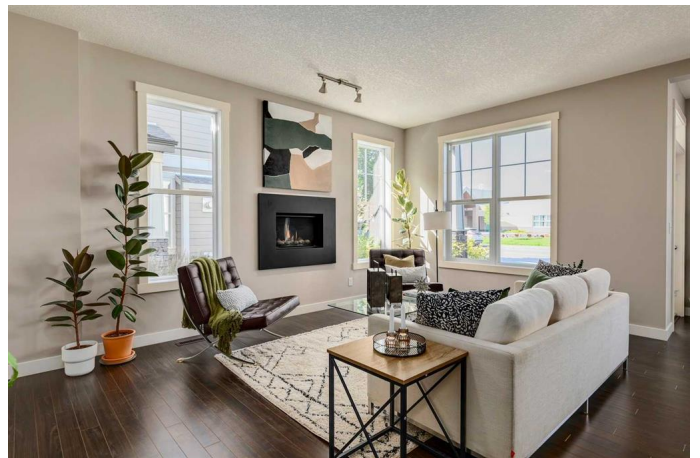
**\$475,000**

2 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

RARE FIND | BRIGHT END-UNIT | RARE FULL BASEMENT | IMMACULATE CONDITION | 2 ENSUITES | Step into this meticulously maintained 2 BEDROOM, 2.5 BATHROOM townhome in sought-after Cranston. This RARE END-UNIT is filled with natural light thanks to OVERSIZED WINDOWS, and offers the perfect blend of style, function, and location—directly across from a Catholic K&#6 school. With its spacious layout, private front entry, large basement, and double attached garage, this home feels more like a detached property—perfect for buyers who want the benefits of a townhome without sacrificing independence, storage, or space. Inside, pride of ownership is immediately evident. The open-concept main floor features 9' CEILINGS, an inviting gas fireplace, and a thoughtful layout perfect for everyday living or entertaining. The kitchen combines timeless design with everyday function, featuring QUARTZ COUNTERTOPS, stainless steel appliances, a LARGE ISLAND WITH EATING BAR FOR TWO, and shaker-style cabinetry. Just off the kitchen, the bright dining area opens directly onto your SW FACING FRONT PATIO, perfect for morning coffee or evening BBQs. Upstairs, both PRIMARY BEDROOMS feature their own ENSUITE BATHROOMS and WALK-IN CLOSETS, offering comfort and privacy for any living arrangement—from family to guests or a roommate. UPPER-LEVEL LAUNDRY adds everyday



convenience. The UNFINISHED BASEMENT is ready for your personal touch—whether you envision a rec room, home gym, office, or guest suite. The DOUBLE ATTACHED GARAGE offers secure parking and additional storage space. Located just minutes from Cranston Market, Seton Urban District, South Health Campus, and scenic walking paths, everything you need is truly at your doorstep. Whether you're commuting, shopping, or enjoying the outdoors, this location offers the perfect balance of convenience and lifestyle. DON'T MISS OUT!

Built in 2015

**Essential Information**

MLS® #	A2244824
Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	278 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R9

**Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 7th, 2025
Days on Market	16
Zoning	M-1
HOA Fees	190
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX First
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