

\$544,000 - 117 Cranford Way Se, Calgary

MLS® #A2252766

\$544,000

3 Bedroom, 4.00 Bathroom, 1,417 sqft

Residential on 0.05 Acres

Cranston, Calgary, Alberta

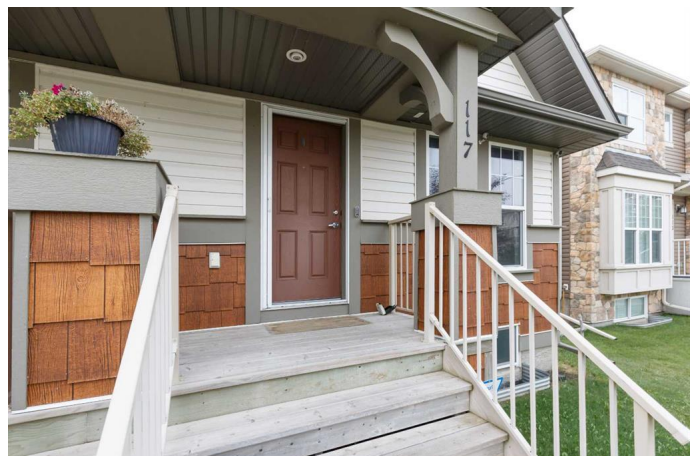
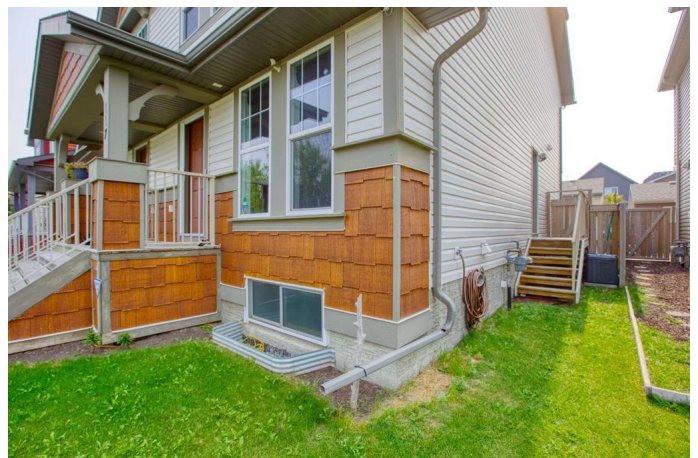
This 1416 sq ft two-storey half duplex is conveniently situated directly across from a play park, offering an excellent setting for families and ample street parking. The well-designed floor plan features three bedrooms and four bathrooms, including a three-piece ensuite off the primary bedroom. The spacious kitchen and dining area flow into a comfortable living room with a wall-mounted electric fireplace and adjacent two-piece powder room. The fully developed lower level includes a sizeable recreation room and a three-piece bathroom. Flooring throughout consists of laminate, ceramic tile, and carpeting. The property boasts an insulated, drywalled double garage with electric baseboard heating. Enjoy low-maintenance outdoor living in the southeast-facing backyard, complete with an exposed aggregate patio—eliminating the need for lawn care. Additional amenities include central air conditioning, a hot tub, and a basement sauna. Located in desirable Cranston and just a short walk to Fish Creek Provincial Park and the Bow River. Easy access to main routes, shopping, schools, and all other essential amenities.

Built in 2013

Essential Information

MLS® # A2252766

Price \$544,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,417
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	117 Cranford Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W4

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Bidet, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	45
Zoning	R-2M
HOA Fees	181
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

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.