

**113 Cranford Walk SE
Calgary, Alberta**

MLS # A2218788



\$377,500

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|------------------|--------------------------------|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 770 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Double Garage Attached, Tandem | | |
| Lot Size: | - | | |
| Lot Feat: | Front Yard | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 274 |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Pantry | | |

Inclusions: speakers in primary and living rooms, bar stools, smart thermostat, all shelving in office, wine fridge, blackout curtains in primary

Stylish Urban Condo – Ideal for First-Time Buyers! Welcome to your modern urban retreat! This beautifully designed single-level condo offers the perfect blend of comfort and convenience with 2 spacious bedrooms, a tandem garage, and an open-concept layout ideal for everyday living and entertaining. Step into the bright white kitchen, featuring granite countertops, a large island, and ample cabinetry – a stylish space to cook and connect. The kitchen flows seamlessly into the living and dining areas, opening onto a generously sized front patio – perfect for morning coffee or evening unwinding. Enjoy central air conditioning, a walk-in closet in the primary suite, and thoughtful finishes throughout. With all amenities just steps away, you'll love the unbeatable walkable lifestyle this location offers. Don't miss your chance to own this fresh and functional home in the heart of it all – perfect for first-time buyers looking for style, space, and convenience!