

**206 Cranford Walk SE  
Calgary, Alberta**

**MLS # A2208693**



**\$455,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** n/a

OPEN HOUSE on Friday, April 25 from 2-4 pm & Sunday April 27 from 1-3 pm. Significant Price Adjustment! Don't miss this rare chance to own a premium unit at an unbeatable price. A comparable residence recently sold for \$515,000, underscoring the exceptional value offered here. This corner unit townhouse is undeniably comfortable. Sunny and fresh, it's move-in ready, ideal for anyone who values a top-tier neighbourhood with quick access to bike paths, walking trails, and abundant green spaces. The fenced, semi-private front courtyard is perfect for peaceful morning coffees and summer barbeques. Inside, you'll find large floor-to-ceiling windows, wide-plank flooring, high ceilings, contemporary finishes, and an open, functional floorplan. Cooking for friends and family is a pleasure in the well-appointed kitchen, featuring stainless steel appliances, modern cabinetry, ample soft-close drawers, a pantry, and generous granite counter space. Upstairs offers two spacious bedrooms, each with its own ensuite and large walk-in closet, perfect for flexible living arrangements. The lower level includes that always-needed storage space and a desirable double attached garage (no more scraping ice off your windshield at 6 a.m. ever again!). Affordable condo fees cover all exterior maintenance, offering an easygoing, lock-and-leave lifestyle. Located in desirable Cranston, with a family-friendly atmosphere, parks, pathways, close proximity to Bow River and Fish Creek Provincial Park, this home is a nature lover's dream. A full-service package that makes life feel almost too good to be true.