

# \$254,900 - 311, 200 Cranfield Common Se, Calgary

MLS® #A2214239

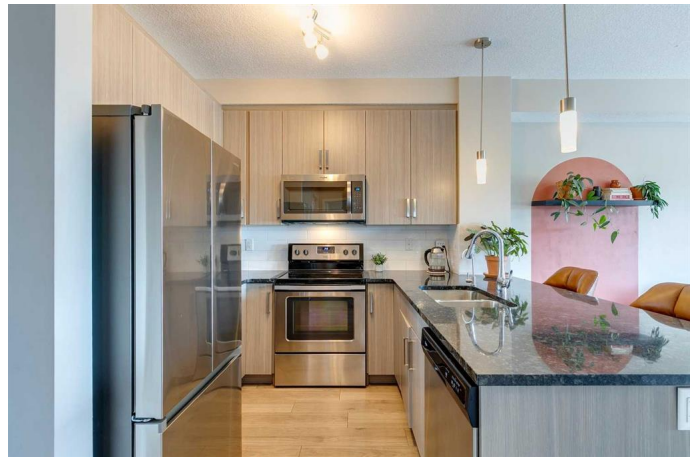
**\$254,900**

1 Bedroom, 1.00 Bathroom, 612 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome home to this bright, top-floor, south-facing suite, perfectly positioned to enjoy all-day natural light and scenic views. Whether you're a first-time buyer, downsizer, or investor, this home is the perfect blend of style, comfort, and convenience. This 1-bedroom unit offers an open floor plan with soaring 9-foot ceilings and modern finishes throughout. Step inside to a generous foyer that leads into a contemporary kitchen featuring granite countertops, modern cabinetry, stainless steel appliances, and a breakfast bar- ideal for casual dining or entertaining. The spacious living room offers flexibility for a dining area or home office setup, featuring three large south-facing windows that overlook the park. Step through the new screen door to access your private, sun-filled balcony, perfect for morning coffee or evening relaxation. The bedroom is filled with natural light from two large windows and boasts a walk-through closet, as well as convenient access to the full bathroom. Bonus features include an in-suite laundry, extra storage closets, a window air conditioner, a TV mount, and a new screen door, all of which will stay with the property. The suite comes with an assigned stall and a designated storage unit for extra convenience. This well-maintained building is ideally situated next to parks and green space with a playground. It is conveniently located near schools, shopping, transit, the off-leash dog park, restaurants, and popular facilities of Seton,



including the regional hospital and the largest YMCA. Quick access to Deerfoot and Stoney Trail makes commuting in any direction a breeze. Don't miss your chance to make this lovely home your own. Book your private viewing today!

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214239          |
| Price          | \$254,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 612               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 311, 200 Cranfield Common Se |
| Subdivision | Cranston                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3M 1S2                      |

**Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                          |
| Parking        | Stall                                                      |

**Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows |
|-------------------|------------------------------------------------------------------------------------------------|

|              |                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating      | Baseboard                                                                                                                  |
| Cooling      | Window Unit(s)                                                                                                             |
| # of Stories | 3                                                                                                                          |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Roof              | Asphalt Shingle           |
| Construction      | Stucco, Wood Frame, Stone |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | M-2             |
| HOA Fees       | 165             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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