

# \$480,000 - 534 Cranford Drive Se, Calgary

MLS® #A2248517

**\$480,000**

2 Bedroom, 3.00 Bathroom, 1,708 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

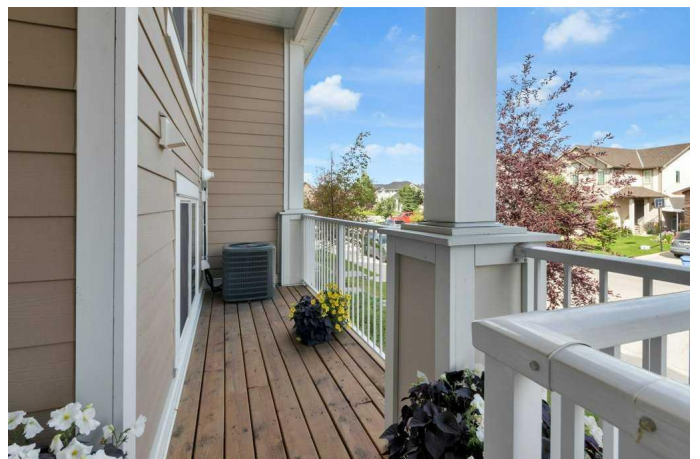
\*\*\*open house Thursday Aug 14 10-3pm and  
Friday Aug 15 2-7pm\*\*\* Welcome Home!

This immaculate 1,708 sq. ft. townhome has the best location in the complex â€” unmatched privacy, sunny southern exposure, and just steps to green space and walking paths. Meticulously cared for by â€œMr. & Mrs. Clean,â€• itâ€™s truly move-in ready.

Inside, enjoy 9-ft ceilings, large windows, and an upgraded kitchen with quartz countertops, a spacious island, premium appliances, and abundant storage. The open layout flows into a bright living room and dining area with access to a private balcony â€” perfect for your morning coffee or evening unwind. A convenient half bath completes the main floor.

Upstairs offers two generous primary bedrooms, each with its own ensuite and large closet, plus upper-level laundry. Comfort is year-round with central A/C, a fully serviced furnace, a fully serviced Culligan water softener, and a brand-new hot water tank (2025). The attached double garage, private front porch, and easy access to Cranstonâ€™s shops, restaurants, South Health Campus, and Fish Creek Park make this an unbeatable package.

Donâ€™t miss this rare opportunity in one of Calgaryâ€™s most sought-after communities!. Call your favourite Realtor to book a showing!



Built in 2016

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248517      |
| Price          | \$480,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,708         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 534 Cranford Drive Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 2P7               |

## Amenities

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

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings              |
| Heating           | Central                                                                                                                    |
| Cooling           | Central Air                                                                                                                |
| Basement          | None                                                                                                                       |

**Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | BBQ gas line              |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Wood Frame                |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 4                 |
| Zoning         | M-2               |
| HOA Fees       | 182               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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