

# \$595,000 - 223 Cranford Way Se, Calgary

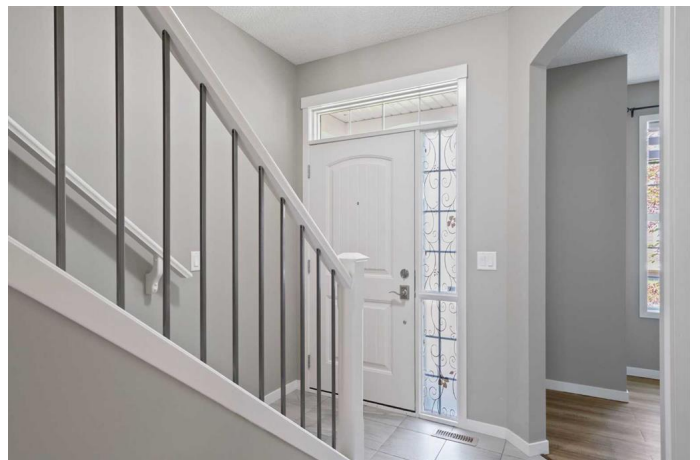
MLS® #A2233449

**\$595,000**

3 Bedroom, 3.00 Bathroom, 1,403 sqft  
Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to 223 Cranford Way SE! Located on a quiet street in the desirable community of Cranston, this charming 3-bedroom, 2.5-bathroom home is a perfect fit for anyone looking for a welcoming space with thoughtful design, practical features, and a great location. The main floor features a bright and open layout that blends comfort with functionality. Just off the front entry is a flex room, a versatile space that works beautifully as a home office, playroom, or cozy reading nook. The main living area flows nicely into a generous dining space and well-appointed kitchen, complete with upgraded stainless-steel appliances, granite countertops, a corner pantry, and plenty of cabinet space. Upstairs, you'll find three well-sized bedrooms, including a comfortable primary suite with a walk-in closet and its own private ensuite. The two additional bedrooms are perfect for kids, guests, or a second office setup, with another full bathroom nearby. The undeveloped basement offers loads of potential and is ready for your ideas, whether that's a rec room, extra bedroom, or additional storage. Outside, enjoy a fully fenced backyard and access to a double detached garage with rear lane entry. You'll also appreciate the comfort of air conditioning, and a screened-in deck offers a cozy, enclosed outdoor space perfect for enjoying warm evenings without the bugs. Whether you're entertaining on the patio or just enjoying the space with family, the yard is a



great extension of the home. Set in the heart of Cranston, this home is walking distance to parks, schools, and nearby shops, with easy access to major routes and the Bow River pathway system. If you're looking for a clean, move-in ready home in a fantastic neighborhood, 223 Cranford Way SE is definitely worth a closer look.

Built in 2014

**Essential Information**

MLS® #	A2233449
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,403
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	223 Cranford Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2C4

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	181
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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