

# \$449,900 - 1210 Cranford Court Se, Calgary

MLS® #A2208450

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.02 Acres

Cranston, Calgary, Alberta

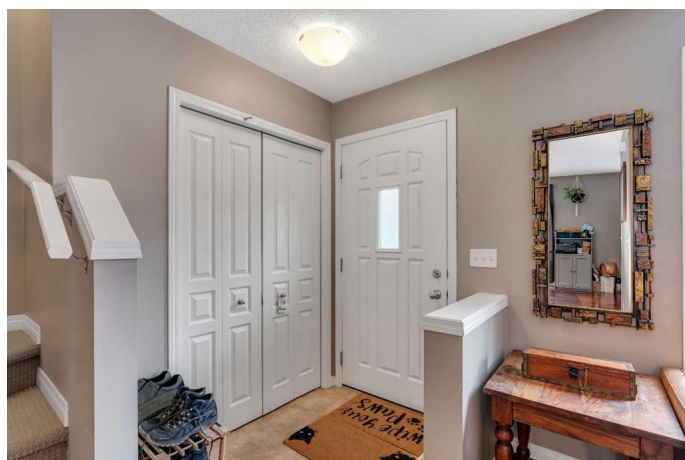
\*\*\* Nicely located in a quiet area of this great complex, The Carmine - remains the most popular model, boasting an OPEN CONCEPT LAYOUT with an expansive KITCHEN ISLAND, offering plenty of great storage, GRANITE COUNTERTOPS, and a FLEX AREA perfect for a home office. Rich espresso HARDWOOD FLOORS throughout the main floor complement the full-height cabinetry and glass-tile backsplash. Large windows to the east with a WALK-OUT BALCONY to the west provide plenty of natural light. Upstairs, you will find two Primary suites, each with its own private ensuite bath, walk-in closets, ceiling fans, and a large laundry storage room (no running down flights of stairs with your laundry basket!) The lower level provides access to the double garage and enough room to create a hobby or TV room. Add to this the double attached garage, keeping your vehicles out of the cold and hail, making this a perfect home! This is a well-cared-for complex in an ideal location - close to shopping, schools, and major transportation routes. Here is your opportunity to stop renting and enjoy the luxury of home ownership!

Built in 2010

## Essential Information

MLS® # A2208450

Price \$449,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,224         |
| Acres          | 0.02          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1210 Cranford Court Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0W2                |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry     |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Courtyard  |
| Lot Description   | Cul-De-Sac |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 22              |
| Zoning         | M-1             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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