

# \$345,000 - 319, 200 Cranfield Common Se, Calgary

MLS® #A2201144

**\$345,000**

2 Bedroom, 2.00 Bathroom, 924 sqft  
Residential on 0.00 Acres

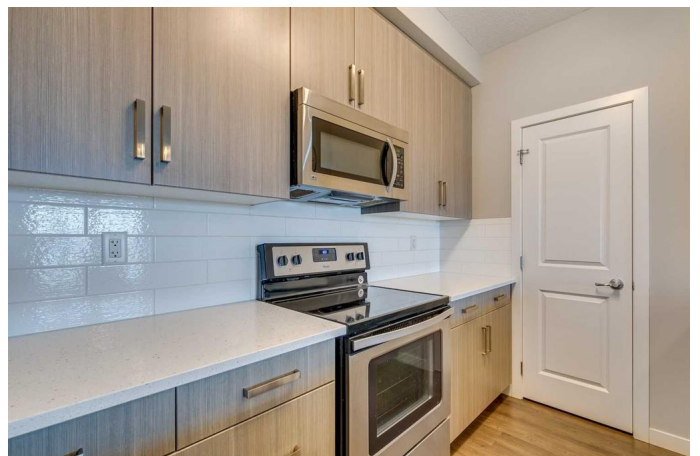
Cranston, Calgary, Alberta

SEE VIDEO TOUR!; . OPEN HOUSE SAT APRIL 5th 1-3 pm. Step into this immaculately maintained, move-in-ready 2-bedroom, 2-bathroom condominium, offering 924 square feet of beautifully designed living space. This charming home reflects true pride of ownership throughout, featuring a spacious open-concept layout with 9-foot ceilings and an abundance of natural sunlight pouring through large north-facing windows, creating a bright and inviting atmosphere.

The modern kitchen is a chef's dream, complete with sleek quartz countertops, stylish cabinetry, stainless steel appliances, and a large walk-in pantry. The generously-sized breakfast bar comfortably seats four, perfect for casual meals or entertaining guests. The open living room with its vinyl plank flooring offers a comfortable space for both relaxation and socializing, with plenty of room to create your ideal living area.

The tranquil primary suite is designed as a private retreat, featuring a spacious walk-through closet and a 4-piece ensuite. The second bedroom is versatile and can serve as a nursery, guest room, or home office, complete with updated laminate flooring and high-end 120 DB noise-reducing insulation for extra peace and quiet. This room is conveniently located next to a second 4-piece bathroom, providing ideal privacy and functionality.

For added convenience, this home includes an in-suite full-size stackable washer and dryer,



as well as a dedicated storage locker inside the building. Step outside to your spacious 11' x 6'8" north-facing balcony – the perfect spot for morning coffee or unwinding after a long day.

With two assigned parking stalls and plenty of visitor parking, this condo provides comfort, convenience, and everything you need to entertain guests.

The quiet, family-friendly building is situated in the highly sought-after community of Cranston, offering a wide range of amenities and recreational opportunities for all ages. Enjoy easy access to numerous parks, walking paths, and the breathtaking Fish Creek Park and Bow River. Residents will appreciate being just minutes from shopping, the Seton movie theatre, and the renowned South Health Campus. Cranston also boasts excellent schools, including 3 public and 2 Catholic schools, and is minutes away home to the largest YMCA facility in the world, the Brookfield Residential YMCA in nearby Seton. Commuting is a breeze with quick access to Deerfoot Trail, Stoney Trail, and public transit just minutes away.

Don't miss out on this incredible opportunity – schedule your showing today!

Built in 2016

### **Essential Information**

MLS® #	A2201144
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.00
Year Built	2016
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	319, 200 Cranfield Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S2

### **Amenities**

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony, Playground
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame, Unknown
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	19
Zoning	M-2
HOA Fees	181
HOA Fees Freq.	ANN

## Listing Details

Listing Office      CIR Realty

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