



THE
A-TEAM

**RE/MAX
FIRST**

193 CRANFORD Drive, Calgary T3M0W8

MLS® #: **A2125440**

Area: **Cranston**

Listing Date: **04/23/24**

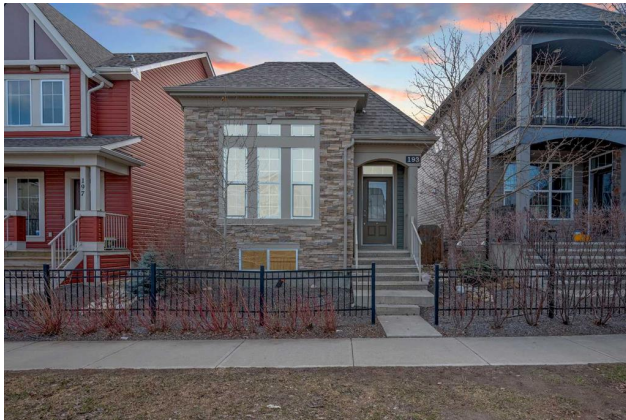
List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar: **2,960 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,017**

Low Sqft:

Ttl Sqft: **1,017**

DOM

26

Layout

Beds: **4 (2 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Alley Access, On Street, Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting, Private Entrance, Private Yard**

Construction:

Concrete, Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Int Feat:

No Smoking Home

Utilities:

Room Information

Room

Furnace/Utility Room

4pc Ensuite bath

Dining Room

Living Room

4pc Bathroom

Bedroom

Game Room

Level

Basement

Main

Main

Main

Basement

Basement

Basement

Dimensions

6`6" x 8`8"

6`0" x 8`11"

10`4" x 11`0"

18`6" x 12`11"

8`3" x 5`1"

11`10" x 11`4"

17`10" x 18`11"

Room

2pc Bathroom

Bedroom

Kitchen

Bedroom - Primary

Bedroom

Laundry

Level

Main

Main

Main

Main

Basement

Basement

Dimensions

6`3" x 4`10"

8`8" x 10`10"

12`10" x 12`2"

10`9" x 13`11"

14`1" x 11`6"

6`9" x 7`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1014667

Remarks

Pub Rmks:

Welcome to this charming 4-bedroom, 2.5-bathroom residence located at 193 Cranford Dr SE, Calgary, a prime candidate for those seeking a combination of comfort and investment potential. Spanning over 1,800 sq ft of living space, this freshly painted home boasts hardwood floors and features a private backyard ideal for quiet relaxation or entertaining. The interior is accentuated by vaulted ceilings with a skylight, enhancing the natural light that floods into the space, creating a bright and welcoming atmosphere. Practical yet stylish, this home meets all the essentials of modern living while providing potential for rental income. Set in a vibrant community, the property is within walking distance of St. Albert The Great Elementary and Jr High School, making it a great option for families. Essential amenities are conveniently close, with Calgary Co-op Auburn Bay Food Centre just a short drive away for all your grocery needs. For those who travel by public transport, the NB Seton WY @ Front ST SE bus station is nearby, offering excellent connectivity. Nearby, enjoy the great outdoors at the local park, located less than a kilometer away—perfect for leisurely strolls or morning jogs. The home is also positioned close to the Calgary South Campus Hospital, adding to the locale's appeal for professionals working in the medical field. Do not miss the opportunity to view this home during the open house on Saturday and Sunday, April 27 and 28, from 01:00 pm to 04:00 PM. Discover how this property can be your new home or a valuable asset in your investment portfolio.

Inclusions:
Property Listed By:

**Blinds
RE/MAX iRealty Innovations**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



