



THE
A-TEAM

**RE/MAX
FIRST**

193 CRANFORD Drive, Calgary T3M0W8

MLS® #: **A2177720** Area: **Cranston** Listing Date: **11/06/24** List Price: **\$599,900**
 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

15
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Private**
 Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,ENERGY STAR Qualified Dishwasher,Microwave Hood Fan,Refrigerator**
 Int Feat: **No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 4`10"	4pc Ensuite bath	Main	6`0" x 8`11"
Bedroom	Main	8`8" x 10`10"	Dining Room	Main	10`4" x 11`0"
Kitchen	Main	12`10" x 12`2"	Living Room	Main	18`6" x 12`11"
Bedroom - Primary	Main	10`9" x 13`11"	4pc Bathroom	Basement	8`3" x 5`1"
Bedroom	Basement	14`1" x 11`6"	Bedroom	Basement	11`10" x 11`4"
Laundry	Basement	6`9" x 7`6"	Game Room	Basement	17`10" x 18`11"
Furnace/Utility Room	Basement	6`6" x 8`8"			

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **1014667**

Remarks

Pub Rmks: **1800 SQ FT of Living Space |4 Bedroom|2.5 Washroom|Newly Renovated|Nearby Elementry and High School| 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 fully renovated 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 and 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 an excellent 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. Enjoy the great outdoors near the local park, which is less than a kilometre away and is perfect for 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, November 09 and November 10, 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: **Blinds**
 Property Listed By: **RE/MAX iRealty Innovations**

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

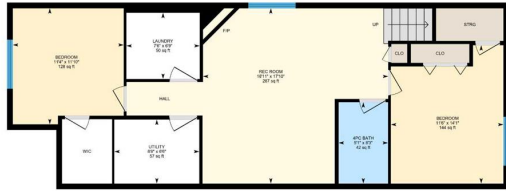






193 Cranford Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 709.41 sq ft
Interior Area 719.23 sq ft
Excluded Area 442.22 sq ft



PREPARED 20241105

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

