$399,000 - 324 Cranfield Common Se, Calgary

MLS® #A2252727

$399,000
2 Bedroom, 3.00 Bathroom, 1,239 sqft
Residential on 0.04 Acres

Cranston, Calgary, Alberta

Welcome to this immaculate 3-bedroom, 2.5-bathroom home with over 1700 ft2 of developed living space, located in the highly desirable community of Cranston. This pet-friendly, beautifully maintained property combines modern updates with thoughtful design, creating the perfect home for families or professionals.
Step inside to discover newly installed luxury vinyl plank flooring on the main level, fresh paint, and updated lighting fixtures that add a contemporary touch. The open-concept main floor features 9-foot ceilings and a spacious kitchen with granite countertops and stainless steel appliances, perfect for both cooking and entertaining.
The upper level boasts two generously sized bedrooms, while the fully developed basement includes an additional bedroomâ€”ideal for guests, a home office, or a private retreat. A new hot water tank in 2024 and a water filtration system adds extra comfort and convenience.
Enjoy the west-facing exposure that fills the home with natural light, and take advantage of front driveway parking for added ease.
Located just minutes from shopping, dining, parks, and pathways, this home is also within close proximity to both Catholic and Public schoolsâ€”making it a great choice for families.
Donâ€™t miss your opportunity to live in one of Calgaryâ€™s most desirable neighborhoods!

Built in 2012

Essential Information

MLS® #	A2252727
Price	$399,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.04
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	324 Cranfield Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S3

Amenities

Amenities	Picnic Area, Playground
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Kitchen Island, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	9
Zoning	M-2
HOA Fees	181
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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