

# \$574,900 - 83 Cranford Park, Calgary

MLS® #A2254759

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,694 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to Cranston! This beautifully maintained detached home combines modern comfort with incredible value. Original home owners who care about their residence and it certainly shows!! Featuring 9-foot ceilings on the main floor, the home feels bright, open, and inviting from the moment you walk in. The layout offers 3 spacious bedrooms, 2.5 bathrooms, and an oversized detached garage, making it the perfect blend of function and style. The main-floor den is ideal for a home office or study, while the bonus room upstairs provides extra space for family entertainment or relaxation.

Cozy up by the gas fireplace on a winter evening, or enjoy summer days in the low-maintenance backyard with lush artificial turf – designed for year-round enjoyment without the hassle of upkeep.

Living in Cranston means more than just a home – it's a lifestyle. Take advantage of the community center with year-round programs and activities, explore scenic walking and biking paths along the Bow River, and enjoy the convenience of nearby schools, shopping, restaurants, and the South Health Campus.



Beautifully priced and filled with modern touches, this Cranston home offers exceptional living in one of Calgary's most sought-after communities. Don't wait – this one won't last long! \*\*OPEN HOUSE SCHEDULED FOR SATURDAY SEPTEMBER 13TH 1-3PM\*\*

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254759    |
| Price          | \$574,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,694       |
| Acres          | 0.06        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 83 Cranford Park |
| Subdivision | Cranston         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3M1Z4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse, Playground  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                         |
| Cooling           | Central Air                                                                                        |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas                                                                                                |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Dog Run, Private Yard             |
| Lot Description   | Few Trees, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame                        |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 41                  |
| Zoning         | R-G                 |
| HOA Fees       | 187                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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