

**38 Cranford Drive SE
Calgary, Alberta**

MLS # A2289364



\$439,800

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,484 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Side By Side		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 458
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Stop by the OPEN HOUSE on Saturday, March 7th from 2:00 - 4:30 **AMAZING VALUE!** Freshly painted on all levels, professionally deep cleaned, and completely move-in ready. This impressive townhome offers generous square footage with all levels above grade and a wide, open layout that feels more like a detached home. Ideal for smaller families, roommates, or investors looking for strong rental potential. Street-level entry features a versatile flex room, perfect for a home office, gym, playroom, or gaming space. Oversized windows flood the open-concept main floor with natural light. Enjoy a spacious family room with sliding doors to a sunny south-facing deck, plus a well-designed kitchen with dining nook, center island, full tile backsplash, stainless-steel appliances, and abundant cabinetry. Genuine hardwood floors adorn the main level, while freshly steam-cleaned carpet adds comfort in the bedrooms. Dual primary suites each offer a 4-piece ensuite and walk-in closet, an ideal setup for shared living a spacious nursery/child's room, or guests. The oversized upper laundry room includes shelving and extra space for added storage or a drying station. Skip the tandem compromise. This home offers the sought-after side-by-side double garage for everyday convenience and long-term appeal. Both the monthly condo fees and annual community fee are quite affordable. Located in a beautifully maintained and well-managed complex where nearby amenities include South Health Campus, Cineplex VIP Cinema, YMCA and major shopping. Cranston Residents' Association offers tennis courts, fitness, skating rink and splash park. Don't miss out on this exceptional space in one of Southeast Calgary's most loved communities. Book your viewing today. We can't wait to show you around!