

# **\$512,900 - 227 Cranston Road Se, Calgary**

MLS® #A2261433

**\$512,900**

2 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully renovated half duplex offering an exceptional living experience in Cranston. This home features two spacious bedrooms, each equipped with its own four-piece ensuite, providing privacy and comfort. One of the bedrooms boasts a generous walk-in closet, another one has Her & His large closet. The property is flooded with natural light and designed for functionality, boasting a total of three bathrooms. Following the renovations, the place was upgraded with new light fixtures and new flooring, knock down ceiling, installed new doors and baseboards, added a new hood fan and given the entire property a fresh coat of paint. Enjoy the outdoors on the deck overlooking the backyard and benefit from the convenience of an attached one-car garage. Garage has additional entry door from backyard. The intelligent open floor plan includes the potential for additional living space in the unfinished basement, allowing for customization to suit your needs. Located directly across from Dr. George Stanley Elementary and Junior High School, this property offers easy access to public transportation, including bus stops, and is just minutes away from the South Health Campus, Cineplex VIP Cinema, Largest YMCA, huge shopping plaza in Seton. For your local shopping and dining needs, Sobeys - Cranston, Starbucks, and Good Earth Cafes, along with various restaurants, banks, and businesses, are within walking distance.



Additionally, you'll find parks nearby that provide stunning mountain and downtown views, as well as bike and walking paths leading to the river. This fantastic property is ideal for young families, investors, and first-time homebuyers alike! Don't miss out on this incredible opportunity.

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261433               |
| Price          | \$512,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,361                  |
| Acres          | 0.06                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 227 Cranston Road Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 0J5              |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | None                                                                     |
| Parking Spaces | 2                                                                        |
| Parking        | Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached |
| # of Garages   | 1                                                                        |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer                    |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Unfinished                                                                                         |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Yard, Few Trees, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 9                 |
| Zoning         | R-2M              |
| HOA Fees       | 190               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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