1226 Cranford Court SE

Calgary | Active | MLS® A2343227

$399,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2010**	**1,331.46 sq. ft.**

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Listed by RE/MAX First

A closer look

Welcome to 1226 Cranford Court SE, a beautifully maintained 2-bedroom, 2.5-bathroom end-unit townhome in the sought-after Cranston. One of the home's best features is its unique sunken living room, offering the perfect combination of openness and separation. Vaulted ceilings and large, sun-filled windows create a bright and inviting space, while the half-level design provides added privacy for relaxing, watching TV, or enjoying family time. Up a half level, the spacious kitchen and dining area is designed for both everyday living and entertaining. The kitchen features an extended bank of cabinetry, raised breakfast bar, stainless steel appliances, and maple hardwood flooring, with a convenient 2-piece powder room completing the main level. Upstairs you'll find two generously sized primary bedrooms, each with its own private 4-piece ensuite, making this layout ideal for roommates, guests, or a home office setup. Stacked upper-level laundry adds another layer of everyday convenience. The lower level provides direct access to the double attached garage, along with additional storage space. As an end unit, the home benefits from additional privacy and natural light, while the Mosaic complex offers beautifully landscaped grounds and ample visitor parking. The location puts some of southeast Calgary's best amenities within easy reach, including the Brookfield Residential YMCA, South Health Campus, Cineplex VIP Cinemas, shopping, restaurants, schools, parks, pathways, and major transportation routes. Residents also enjoy access to the Cranston Residents Association, with amenities including a fitness centre, splash park, skating rink, skatepark, tennis courts, and additional recreational facilities for year-round enjoyment.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343227
Bedrooms	2
Bathrooms	3
Year Built	2010
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,331.46 sq. ft.
Main Level Finished Area:	233.77 sq. ft.
Upper Level Finished Area:	1,046.92 sq. ft.
Condo Fee:	$374.92
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	968 sq. ft.
Lot Frontage:	20'6"
Front Exposure:	East
Entry Level:	0
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2010 (Age: 16)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1013326
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$189.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Mosaic Cranston
Community:	Cranston
Amenities:	Snow Removal, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 13'3" × 10'5" ·

2nd Floor	Dining Room · 12'1" × 10'3" ·
2nd Floor	Kitchen · 17'2" × 9'1" ·
2nd Floor	Bedroom · 13'5" × 10'6" ·
2nd Floor	Bedroom - Primary · 14'1" × 14' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Vaulted Ceiling(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1226-cranford-court-se-calgary-a2343227/

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