304 Cranfield Common SE

Calgary | Active | MLS® A2345229

$398,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2012**	**1,202.69 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this spacious end-unit townhome in sought after Cranston, offering over 1700 sqft of developed living space across 3 levels. Step inside to a bright, open-concept main floor featuring high ceilings, large windows with an abundance of natural light, and a comfortable layout designed for both everyday living and entertaining. At the heart of the home is the spacious kitchen, complete with a large quartz centre island, stainless steel appliances and plenty of cabinetry. The open design flows seamlessly into the dining and living areas, creating an inviting space to gather and unwind. Upstairs, the primary bedroom offers a relaxing retreat with a spacious walk-in closet and private 5-piece ensuite. A generous second bedroom is conveniently located just steps from the 4-piece main bathroom. The developed lower level adds even more versatility to the home, with additional living space, a 3-piece bathroom, rec room, office, storage room, and a versatile flex room currently being used as a bedroom, it provides plenty of options for additional living areas!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345229
Bedrooms	3
Bathrooms	4
Year Built	2012
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:	1,202.69 sq. ft.
Main Level Finished Area:	595.93 sq. ft.
Upper Level Finished Area:	606.76 sq. ft.

Below Grade Finished Area:	543.76 sq. ft.
Condo Fee:	$299.47
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	1,550 sq. ft.
Lot Frontage:	20'4"
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2012 (Age: 14)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1310351
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stucco, Wood Frame

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
HOA Fee:	$189.53
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Cranston
Amenities:	Playground
Appliances:	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 15'8" × 8'11" ·
Main Floor	Kitchen · 15' × 12'3" ·
Main Floor	Living Room · 13'1" × 10'9" ·
2nd Floor	Bedroom - Primary · 14'1" × 12'4" ·
2nd Floor	Bedroom · 15'5" × 8'11" ·

2nd Floor	Walk-In Closet · 11'4" × 4'11" ·
Basement	Office · 6'3" × 4'6" ·
Basement	Game Room · 14'9" × 12'7" ·
Basement	Storage · 20'2" × 6'9" ·
Basement	Bedroom · 11' × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Other
Lot Features:	Few Trees, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-cranfield-common-se-calgary-a2345229/

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