

# \$345,000 - 319, 200 Cranfield Common Se, Calgary

MLS® #A2201144

**\$345,000**

2 Bedroom, 2.00 Bathroom, 924 sqft  
Residential on 0.00 Acres

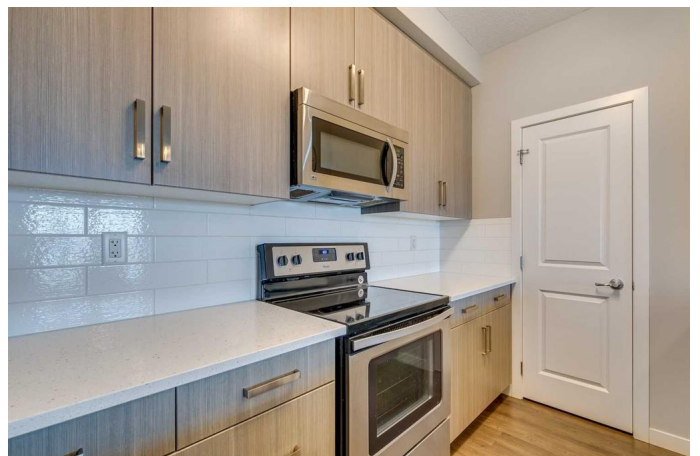
Cranston, Calgary, Alberta

SEE VIDEO TOUR! OPEN HOUSE SAT APRIL 5th 1-3 pm. Step into this immaculately maintained, move-in-ready 2-bedroom, 2-bathroom condominium, offering 924 square feet of beautifully designed living space. This charming home reflects true pride of ownership throughout, featuring a spacious open-concept layout with 9-foot ceilings and an abundance of natural sunlight pouring through large north-facing windows, creating a bright and inviting atmosphere.

The modern kitchen is a chef's dream, complete with sleek quartz countertops, stylish cabinetry, stainless steel appliances, and a large walk-in pantry. The generously-sized breakfast bar comfortably seats four, perfect for casual meals or entertaining guests. The open living room with its vinyl plank flooring offers a comfortable space for both relaxation and socializing, with plenty of room to create your ideal living area.

The tranquil primary suite is designed as a private retreat, featuring a spacious walk-through closet and a 4-piece ensuite. The second bedroom is versatile and can serve as a nursery, guest room, or home office, complete with updated laminate flooring and high-end 120 DB noise-reducing insulation for extra peace and quiet. This room is conveniently located next to a second 4-piece bathroom, providing ideal privacy and functionality.

For added convenience, this home includes an in-suite full-size stackable washer and dryer,



as well as a dedicated storage locker inside the building. Step outside to your spacious 11' x 6'8" balcony – the perfect spot for morning coffee or unwinding after a long day.

With two assigned parking stalls and plenty of visitor parking, this condo provides comfort, convenience, and everything you need to entertain guests.

The quiet, family-friendly building is situated in the sought-after community of Cranston, offering a wide range of amenities and recreational opportunities for all ages. Enjoy easy access to numerous parks, walking paths, and the breathtaking Fish Creek Park and Bow River. Residents will appreciate being just minutes from shopping, the Seton movie theatre, and the South Health Campus. Cranston also boasts excellent schools, including 3 public and 2 Catholic schools, and is minutes away home to the largest YMCA facility in the world, the Brookfield Residential YMCA in nearby Seton.

Commuting is a breeze with quick access to Deerfoot Trail, Stoney Trail, and public transit just minutes away.

Don't miss out on this incredible opportunity – schedule your showing today!

Built in 2016

### **Essential Information**

MLS® #	A2201144
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment

Style Single Level Unit  
Status Active

### Community Information

Address 319, 200 Cranfield Common Se  
Subdivision Cranston  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M 1S2

### Amenities

Amenities Playground, Visitor Parking  
Parking Spaces 2  
Parking Assigned, Stall

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Storage  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked  
Heating Baseboard  
Cooling None  
# of Stories 3  
Basement None

### Exterior

Exterior Features Balcony, Playground  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Stucco, Wood Frame, Unknown  
Foundation Poured Concrete

### Additional Information

Date Listed March 14th, 2025  
Days on Market 21  
Zoning M-2  
HOA Fees 181  
HOA Fees Freq. ANN

### Listing Details

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.