

# \$465,000 - 305 Cranford Mews Se, Calgary

MLS® #A2228614

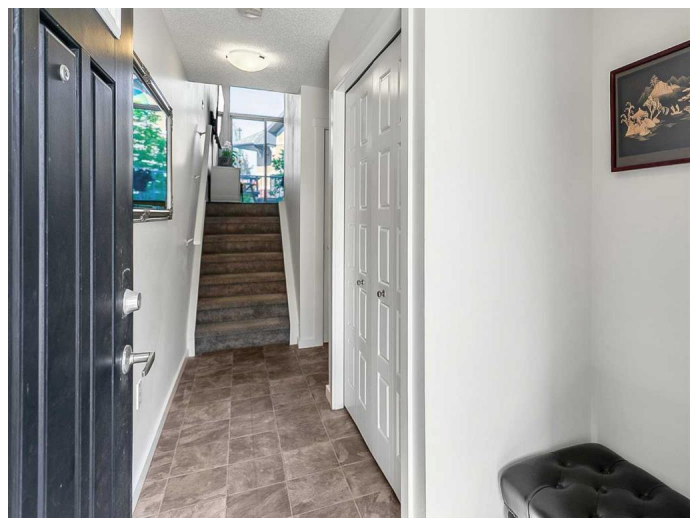
**\$465,000**

2 Bedroom, 3.00 Bathroom, 1,496 sqft

Residential on 0.03 Acres

Cranston, Calgary, Alberta

Rare Opportunity!!! Stylish Double Primary Bedroom Townhome with Full Basement AND Attached Garage in ZEN Cranston SOLAR. Welcome to the sought-after Baldwin floorplan in the "ZEN Cranston SOLAR" complex—a beautifully maintained 2-bedroom, 2.5-bath home with a thoughtfully designed open-concept layout. The main level features modern laminate flooring throughout and is filled with natural light from large windows that frame views of the private deck and backyard. The spacious living area has 14-ft ceilings and ample space for a variety of furniture options and a nook for a desk. The dining space and contemporary kitchen are perfect for entertaining. The kitchen comes equipped with quartz countertops, a generous breakfast bar, water filtration system, full stainless steel appliance package and ample cabinetry. Upstairs, you'll find two generous bedrooms—each with their own 4-piece ensuite and walk-in closets. Convenient upper-level laundry adds to the ease of your daily living. Additional highlights include central air conditioning, two solar panels for energy efficiency and an undeveloped basement with bathroom rough-ins and large windows awaiting your personalized touch. The property is situated close to schools, scenic walking paths, parks, playgrounds and shopping amenities - this home truly has it all. Don't miss your chance to own this gem—schedule your viewing today!



Built in 2015

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2228614      |
| Price          | \$465,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,496         |
| Acres          | 0.03          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 Cranford Mews Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 2P1              |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Other, Trash, Visitor Parking     |
| Parking Spaces | 2                                 |
| Parking        | Insulated, Single Garage Attached |
| # of Garages   | 1                                 |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Pantry, Bathroom Rough-in                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | Central Air                                                                                                                               |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                                                               |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Few Trees |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Composite Siding, Wood Frame                                                                         |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 9              |
| Zoning         | M-2            |
| HOA Fees       | 190            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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