

# \$649,900 - 50 Cranford Common Se, Calgary

MLS® #A2234394

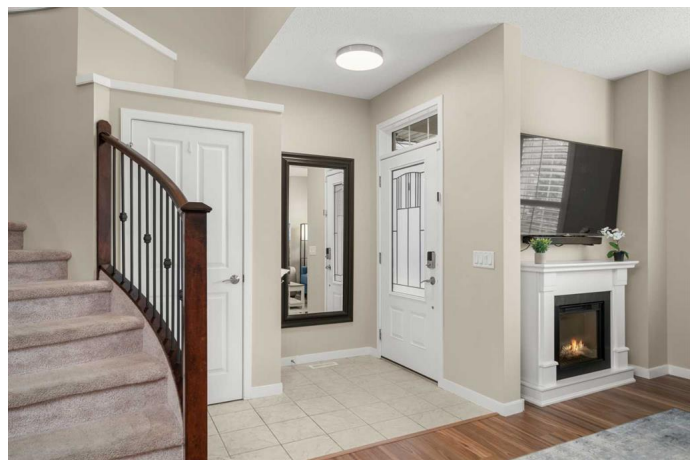
## \$649,900

4 Bedroom, 4.00 Bathroom, 1,711 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Nestled on a quiet street in the vibrant and family-oriented community of Cranston, this MOVE-IN READY HOME offers smart updates, great space, and walkable access to schools, parks, and amenities. Thoughtfully designed for everyday living and effortless entertaining, it's an ideal fit for young families and first-time buyers alike. A charming stone exterior with SOUTH-FACING exposure welcomes you into a light-filled main floor featuring durable NEW LVP FLOORING and classic PLANTATION SHUTTERS throughout. The open layout unfolds into a spacious living room and a stylish KITCHEN anchored by a large island with QUARTZ COUNTERTOPS, under-mount DOUBLE SINK, a GAS RANGE, and extensive cabinetry. A bright DINING AREA easily accommodates gatherings, while a tucked-away BUILT-IN OFFICE AREA adds versatility for study or work-from-home needs. Sliding doors open to a PRIVATE BACKYARD with STONE PATIO, lawn, mature trees, and a gas line for your BBQ. The yard has been well-used year-round—perfect for a winter toboggan run or filling up a summer pool with the handy HOT/COLD HOSE BIBS. Plus, with FIVE PARKS AND GREEN SPACES within walking distance, there's endless outdoor adventure just beyond your doorstep. Upstairs, the flexible BONUS ROOM offers space to play or lounge, while the conveniently located laundry room includes built-in shelving and storage. Two well-sized secondary bedrooms share a 4-piece bath, while the bright and



spacious primary suite features a NEW CEILING FAN, WALK-IN CLOSET, and a 4-PIECE ENSUITE complete with SOAKER TUB, QUARTZ VANITY, and a separate shower. The FULLY FINISHED LOWER LEVEL provides even more living space with a FOURTH BEDROOM, a 3-piece bathroom, and a large open REC ROOM currently set up as a home gym with built-in mirrorsâ€”ready to suit your familyâ€™s needs. Additional features include CENTRAL A/C, NEW LIGHTING, HOT WATER TANK (2024), EV CHARGER, HOT/COLD HOSE BIBS, and a DOUBLE DETACHED GARAGE with extra street parking out front. Located just blocks from Century Hall, residents enjoy access to the splash park, outdoor rinks, tennis courts, and year-round community programming. Miles of scenic walking and biking trails wind through the neighbourhood and along the ridge, while local schools, playgrounds, and Cranston Market make daily life feel connected and convenient. Youâ€™re also just minutes from Setonâ€™s major amenities, the South Health Campus, the worldâ€™s largest YMCA, and quick access to Deerfoot and Stoney Trails. This is the complete package in one of Calgaryâ€™s most connected and welcoming communities.

Built in 2013

**Essential Information**

MLS® #	A2234394
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,711
Acres	0.06
Year Built	2013

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	50 Cranford Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V5

### Amenities

Amenities	Clubhouse, Other, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Oversized, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplaces	Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Paved
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	eXp 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.