

# \$567,500 - 206 Cranbrook Square Se, Calgary

MLS® #A2255418

## \$567,500

2 Bedroom, 4.00 Bathroom, 1,432 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this spacious townhome, offering over 1600 square feet of living space! Featuring two master suites (both with walk-in closets!), each offering breath taking views of the lush green space behind the property. With no neighbours behind, you will enjoy a private backyard where wildlife will occasionally wander by! The perfect spot to enjoy your morning coffee or evening quiet time. The finished basement provides many options! An extra living space, a home office, or even a guest suite could be enjoyed! Upstairs, the dining area & kitchen overlook the separate living room, that also has views of the green space! The home has AIR CONDITIONING as well! Enjoy your new home with comfort and ease. A rare opportunity in a desired neighbourhood. Schools, parks, and many amenities are located minutes away. Don't miss your chance to call this home yours! An excellent opportunity for investors or a first time home owner! Come check out the open house this weekend, September 13th from 3PM-5PM!

Built in 2020

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2255418  |
| Price     | \$567,500 |
| Bedrooms  | 2         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,432         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 206 Cranbrook Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M3E3                  |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking       |
| Parking Spaces | 1                                          |
| Parking        | Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                          |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)                                                     |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                                                        |
| Cooling           | Central Air                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full                                                                                                                                           |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard                                                        |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                                     |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 56                  |
| Zoning         | M-1                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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