



# 193 Cranford Drive Calgary Alberta

\$575,000

Welcome to this charming 4-bedroom, 2.5-bathroom residence located at 193 Cranford Dr SE, Calgary, a prime candidate for those seeking a combination of comfort and investment potential. Spanning over 1,800 sq ft of living space, this freshly painted home boasts hardwood floors and features a private backyard ideal for quiet relaxation or entertaining. The interior is accentuated by vaulted ceilings with a skylight, enhancing the natural light that floods into the space, creating a bright and welcoming atmosphere. Practical yet stylish, this home meets all the essentials of modern living while providing potential for rental income. Set in a vibrant community, the property is within walking distance of St. Albert The Great Elementary and Jr High School, making it a great option for families. Essential amenities are conveniently close, with Calgary Co-op Auburn Bay Food Centre just a short drive away for all your grocery needs. For those who travel by public transport, the NB Seton WY @ Front ST SE bus station is nearby, offering excellent connectivity. Nearby, enjoy the great outdoors at the local park, located less than a kilometer away--perfect for leisurely strolls or morning jogs. The home is also positioned close to the Calgary South Campus Hospital, adding to the locale's appeal for professionals working in the medical field. Do not miss the opportunity to view this home during the open house on Saturday, August 24, from 01:00 pm to 03:00 PM. Discover how this property can be your new home or a valuable asset in your investment portfolio. (id:6769)

4pc Bathroom 8.25 Ft x 5.08 Ft  
Bedroom 14.08 Ft x 11.50 Ft  
Bedroom 11.83 Ft x 11.33 Ft  
Laundry room 6.75 Ft x 7.50 Ft  
Recreational, Games room 17.83 Ft x 18.92 Ft  
Furnace 6.50 Ft x 8.67 Ft  
2pc Bathroom 6.25 Ft x 4.83 Ft

4pc Bathroom 6.00 Ft x 8.92 Ft  
Bedroom 8.67 Ft x 10.83 Ft  
Dining room 10.33 Ft x 11.00 Ft  
Kitchen 12.83 Ft x 12.17 Ft  
Living room 18.50 Ft x 12.92 Ft  
Primary Bedroom 10.75 Ft x 13.92 Ft

Listing Presented By:



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RE/MAX iRealty Innovations

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