



## 61 Cranford Way Calgary Alberta

\$359,000

NEW PRICE!! IMMEDIATE POSSESSION! DON'T WAIT!! Here's your chance to own a fantastic home conveniently located in Cranston. SO MANY PLUSES - LOCATION, 1120+ SQFT, COMFORT OF IN-FLOOR HEATING, SNOW REMOVAL! Whether you're looking for the security of your own place or you are an investor looking for solid revenue property, this is a great opportunity. Practicality and comfort are key in the design of this single-level unit. You'll appreciate the openness of this two-bedroom, two-bathroom home. Notice the attention to detail of the patio area, the Hardy Board siding and in-floor heating. You'll be drawn to the open design and the flexibility offered by the single level. Enjoy relaxing in the living room with its attractive fireplace. The kitchen offers a large island with eating bar and lots of cupboard space. The dining area offers room for a large table or make it your multi-purpose space. Both bedrooms offer AMPLE SPACE with the primary having a 4-PIECE ENSUITE and WALK-IN CLOSET. There is a stacked washer and dryer conveniently located and storage throughout. And what a great LOCATION... close to the many amenities of Cranston and area including shopping, playgrounds, and schools. You'll also appreciate the easy access and proximity to Deerfoot Trail, Stoney Trail, and the South Health Campus, shopping, theatres, restaurants and bistros!. Book your showing today. This home is priced to sell. (id:6769)

Living room 15.08 Ft x 12.92 Ft

Kitchen 13.08 Ft x 10.25 Ft

Dining room 13.17 Ft x 14.67 Ft

Primary Bedroom 13.58 Ft x 12.08 Ft

Bedroom 11.50 Ft x 11.58 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:  
KIC Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca