

# \$475,000 - 278 Cranford Drive Se, Calgary

MLS® #A2244824

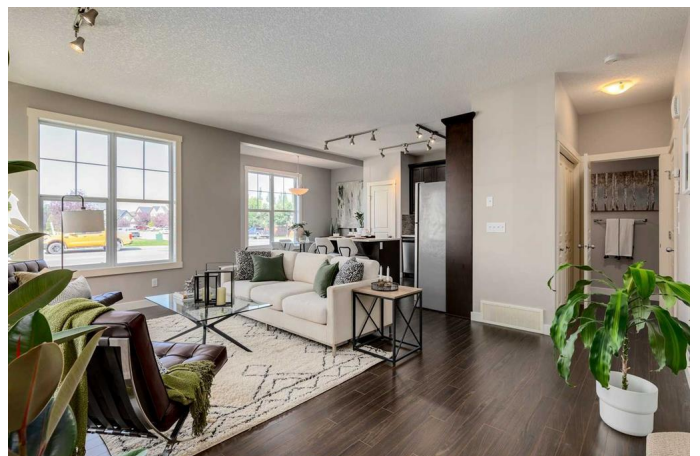
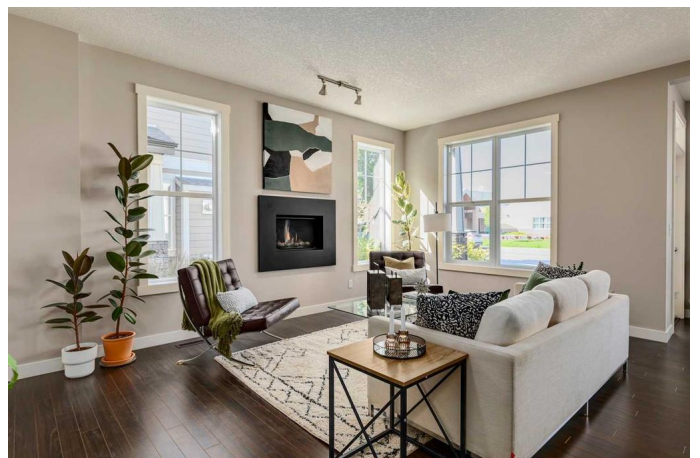
**\$475,000**

2 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

RARE FIND | BRIGHT END-UNIT | 2 PRIMARY BEDROOMS | IMMACULATE CONDITION | RARE FULL BASEMENT | Step into this meticulously maintained 2 BEDROOM, 2.5 BATHROOM townhome in sought-after Cranston. This RARE END-UNIT is filled with natural light thanks to OVERSIZED WINDOWS, and offers the perfect blend of style, function, and location—directly across from a Catholic K&#6 school. With its spacious layout, private front entry, large basement, and double attached garage, this home feels more like a detached property—perfect for buyers who want the benefits of a townhome without sacrificing independence, storage, or space. Inside, pride of ownership is immediately evident. The open-concept main floor features 9' CEILINGS, an inviting gas fireplace, and a thoughtful layout perfect for everyday living or entertaining. The kitchen combines timeless design with everyday function, featuring QUARTZ COUNTERTOPS, stainless steel appliances, a LARGE ISLAND WITH EATING BAR FOR TWO, and shaker-style cabinetry. Just off the kitchen, the bright dining area opens directly onto your SW FACING FRONT PATIO, perfect for morning coffee or evening BBQs. Upstairs, both PRIMARY BEDROOMS feature their own ENSUITE BATHROOMS and WALK-IN CLOSETS, offering comfort and privacy for any living arrangement—from family to guests or a roommate. UPPER-LEVEL LAUNDRY adds everyday



convenience. The UNFINISHED BASEMENT is ready for your personal touch—whether you envision a rec room, home gym, office, or guest suite. The DOUBLE ATTACHED GARAGE offers secure parking and additional storage space. Located just minutes from Cranston Market, Seton Urban District, South Health Campus, and scenic walking paths, everything you need is truly at your doorstep. Whether you're commuting, shopping, or enjoying the outdoors, this location offers the perfect balance of convenience and lifestyle. DON'T MISS OUT!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2244824      |
| Price          | \$475,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,346         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 278 Cranford Drive Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1R9               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Walk-In Closet(s)                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Other                        |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 13               |
| Zoning         | M-1              |
| HOA Fees       | 190              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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