

# \$399,900 - 404 Cranford Mews Se, Calgary

MLS® #A2221407

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Sunshine, space, and a story to call your own in Cranston! There's a reason this complex is fittingly called 'Zen'.

Tucked into the newest corner of this vibrant community, where the streets are quiet and the skies feel a little bit brighter, youâ€™ll find a rare gem - a bright, sunny END-UNIT townhouse that feels more like a house than a townhome. Itâ€™s one of the largest in the complex at over 1,340sf of thoughtfully designed space where every corner invites you to relax, live, and grow.

From the moment you step inside, you'll be greeted by the natural light that pours through the EXTRA WINDOWS that only an end unit can offer. The sun highlights the luxury VINYL PLANK FLOORING and gleaming STONE COUNTERTOPS throughout. The open-concept kitchen featuring UPGRADED CABINETRY and sleek STAINLESS STEEL APPLIANCES was made for morning coffees, dinner parties, and everything in between.

Upstairs, TWO MASTER BEDROOMS each offer their own retreat, complete with private bathrooms, perfect for roommates, guests, or simply spreading out. An additional half bath on the main floor invites extra convenience. With an added WATER SOFTENER, everything from your skin to your appliances will benefit from this thoughtful upgrade.



But itâ€™s outside where this home truly tells its story, including a FENCED-IN YARD, a rare find in a townhome, providing a private escape for pets, kids, and sun-soaked weekend barbecues. The STONE PATIO is just waiting for summer evenings under the stars, while the nearby greenspace invites spontaneous adventures and leisurely dog walks (Yes, FURRY FRIENDS ARE WELCOMED with board approval!). And best of all, your designated parking stall is directly out front - no more hauling groceries or searching for street space.

When the seasons change? An expansive ATTIC STORAGE room keeps holiday decorations, winter tires, and keepsakes neatly tucked away, so your home is always clutter-free.

To top it all off, this wonderful home sits just steps from Cranston Ridge, grocery stores, cozy caf  s, top-rated schools, and sprawling parks and pathways. It's a place where convenience meets community, and comfort meets possibility.

Ready to write your next chapter? Your new home is waiting for you.

Built in 2016

### **Essential Information**

MLS�� #	A2221407
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,343
Acres	0.00
Year Built	2016

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	404 Cranford Mews Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2P1

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Closet Organizers, Kitchen Island, Stone Counters
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Level, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	59
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                    eXp Realty

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