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642 Cranford Walk SE  
Calgary, Alberta

MLS # A2214475



**\$350,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	647 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island		

**Inclusions:** N/A

Welcome to this beautifully maintained 2-bedroom, 1-bath townhouse nestled in the heart of Cranston &mdash; one of Calgary's most desirable communities. Step inside and discover a bright open-concept layout with stainless steel appliances, tall cabinetry that offers ample storage, and a functional kitchen that flows effortlessly into the living and dining areas &mdash; perfect for entertaining or cozy nights in. Enjoy your morning coffee or evening unwind on the charming front patio, a welcoming outdoor space that adds to the home's appeal. The spacious double tandem garage provides secure parking for two vehicles plus room for bikes, gear, or extra storage. Located close to parks, schools, shopping, and major routes, this home is ideal for first-time buyers, downsizers, or investors. Book your private showing today and come experience the perfect blend of style, comfort, and convenience!