

311, 200 Cranfield Common SE
Calgary, Alberta
MLS # A2214239

\$249,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	612 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Brown Shelving in Living Room, TV Mount, Screen Door, Portable Air Conditioning Unit

Pride of ownership! Welcome home to this bright, top-floor, south-facing suite, with all-day natural light and scenic views. Whether you're a first-time buyer, downsizer, or investor, this home is the perfect blend of style, comfort, and convenience. This 1-bedroom unit offers an open floor plan with soaring 9-foot ceilings and modern finishes throughout. Step inside to a generous foyer that leads into a contemporary kitchen featuring granite countertops, modern cabinetry, stainless steel appliances, and a breakfast bar, ideal for casual dining or entertaining. The spacious living room offers flexibility for a dining area or home office setup, featuring three large south-facing windows that overlook the park. Step through the new screen door to access your private, sun-filled balcony, perfect for morning coffee or evening relaxation. The bedroom is filled with natural light from two large windows and boasts a walk-through closet, as well as convenient access to the full bathroom. The bedroom boasts brand-new carpet that was just installed. Bonus features include an in-suite laundry, extra storage closets, a window air conditioner, a TV mount, and a new screen door, all of which will stay with the property. The suite comes with an assigned stall and a designated storage unit for extra convenience. This well-maintained building is ideally situated next to parks and green space with a playground. It is conveniently located near schools, shopping, transit, the off-leash dog park, restaurants, and popular facilities of Seton, including the regional hospital and the largest YMCA. Quick access to Deerfoot and Stoney Trail makes commuting in any direction a breeze. Don't miss your chance to make this lovely home your own. Book your private viewing today!