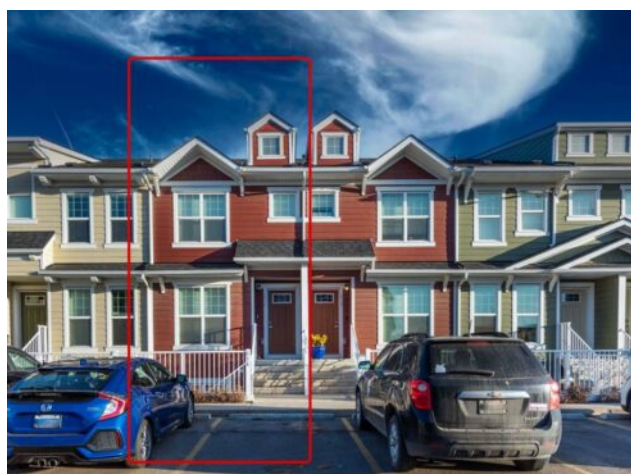


**616 Cranford Mews SE
Calgary, Alberta**

MLS # A2279829



\$409,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,103 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	None	LLD:	-
Exterior:	Composite Siding, Manufactured Floor Joist, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows		

Inclusions: N/A

Located in the heart of Cranston, this beautifully maintained townhome offers a smart layout, thoughtful upgrades, and everyday convenience just minutes from schools, shopping, medical amenities, and major roadways including Deerfoot Trail and Stoney Trail. Freshly painted! The main floor, where a well designed kitchen with stainless steel appliances anchors the open living space. A generous dining area creates separation between the kitchen and living room, while a bathroom adds practicality and convenience for guests. The upper level is designed with privacy in mind, featuring double master bedrooms, each complete with its own full ensuite. Laundry is also located upstairs—keeping daily routines efficient and convenient. An added bonus is the builder-designed attic storage area, accessed by concealed stairs and offering a large, dedicated storage room rarely found in townhomes. Outside, the fully enclosed backyard provides a secured space for children and pets. Assigned parking is located directly in front of the home, with additional parking available along the quiet lane behind the property. Finished with durable Hardie Board siding and well cared for by its owners, this Cranston townhome delivers functionality, comfort, and location in one well-rounded package.