

# \$545,000 - 37 Cranford Place Se, Calgary

MLS® #A2205839

## \$545,000

3 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to this beautiful 2-story home, nestled in a peaceful and welcoming cul-de-sac, perfect for family living. This thoughtfully designed home offers a bright and open main floor, creating a warm and inviting atmosphere from the moment you step inside. The spacious living room flows seamlessly into the dining area, providing ample space for entertaining or spending quality time with loved ones. The kitchen is a true highlight, featuring an island, stunning granite countertops, and brand-new dishwasher and microwave—ideal for the home chef.

Upstairs, you'll find three cozy bedrooms, including a generous primary suite complete with a 4-piece ensuite bathroom for added convenience and privacy. The lower level of this home is partially developed and offers endless possibilities. A large recreation room provides a great space for entertainment or play, while the rough-in for an additional bathroom and central vacuum system offers the potential for future customization and convenience. Additional features include central air conditioning to keep you cool during the warmer months, and the entire home has been freshly painted, offering a clean, modern feel throughout. Outside, enjoy a large backyard, perfect for outdoor gatherings, gardening, or simply relaxing in the sun. This home is ideally located within a family-friendly neighborhood, just a short walk to two schools and all local amenities. Plus, you're only



minutes away from the South Health Campus, making this home a perfect choice for convenience and comfort. Don't miss out on the opportunity to make this wonderful home your own! Be sure to check out the virtual tour.

Built in 2012

### **Essential Information**

MLS® #	A2205839
Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	37 Cranford Place Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Granite Counters, Kitchen Island
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	38
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Key
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