

# \$499,999 - 37 Cranford Place Se, Calgary

MLS® #A2222059

**\$499,999**

3 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.06 Acres

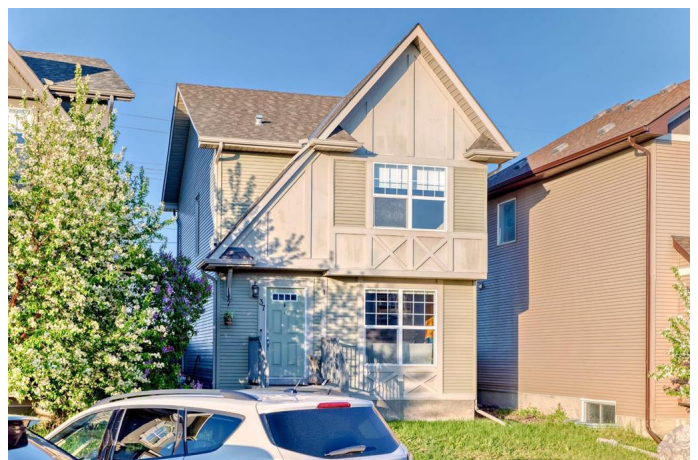
Cranston, Calgary, Alberta

Discover the charm of this beautifully updated 2-storey home, ideally situated in a quiet and family-friendly cul-de-sac. Designed with comfort and functionality in mind, this home welcomes you with a bright, open-concept main floor that instantly feels warm and inviting. The spacious living room flows effortlessly into the dining area, creating a perfect setting for both entertaining guests and enjoying everyday family life.

At the heart of the home is a stylish kitchen featuring a central island, gleaming granite countertops, and Stainless steel Fridge, Range and brand new dishwasher and microwave hood fanâ€”perfect for any home cook.

Upstairs, you'll find, a spacious principle bedroom with 3 piece ensuite and walk in closets. The two additional bedrooms are perfect for a growing family, offering comfortable space and sharing a well-appointed 4-piece bathroom. The partially developed basement offers versatility with a generous recreation roomâ€”ideal for a home theater, play area, or gymâ€”and includes rough-ins for an additional bathroom and a central vacuum system, offering room to grow and personalize.

This home is move-in ready with fresh paint throughout and added comforts like central air conditioning to keep things cool in the summer. Step outside to a spacious backyard, great for entertaining, gardening, or simply unwinding under the sun.



Located within walking distance of two schools and close to everyday conveniences, this home is just minutes from the South Health Campus offering the perfect balance of community, comfort, and accessibility.

Built in 2012

### Essential Information

MLS® #	A2222059
Price	\$499,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,194
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	T3M0X8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garburator,

	Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

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

## Additional Information

Date Listed	May 16th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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