

# \$644,900 - 83 Cranwell Common Se, Calgary

MLS® #A2224822

**\$644,900**

3 Bedroom, 3.00 Bathroom, 1,774 sqft

Residential on 0.09 Acres

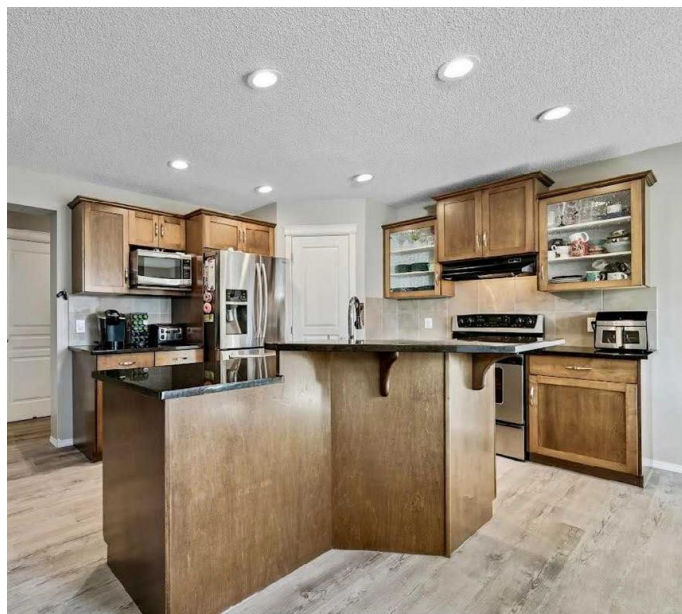
Cranston, Calgary, Alberta

**\*PRICED TO SELL, act quick!\*** Detached family home featuring central A/C, newer roof and new vinyl flooring throughout the main level. The warm cappuccino kitchen offers granite countertops, a central island, and ample cabinet space & pantry, opening to a bright dining area. Spacious living room includes a cozy fireplace with mantle, youâ€™ll also find a powder room and laundry completing this floor. Upstairs offers a large bonus room, primary bedroom with walk-in closet and ensuite, plus two additional bedrooms and a full bathroom. The basement is framed with some permits in place (electrical and building); blueprints available. The back yard consists of a large deck, with gazebo, perfect for entertaining. Ideally located near 3 excellent schools (Catholic & CBE), with easy access to walking/bike paths, shopping, and both Deerfoot and Stoney Trail.

Built in 2007

## Essential Information

MLS® #	A2224822
Price	\$644,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,774
Acres	0.09



Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	83 Cranwell Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Blower Fan, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance
Lot Description	Back Yard, Lawn, Level, Rectangular Lot, Front Yard, Gazebo
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 16th, 2025  
Days on Market                44  
Zoning                              R-G  
HOA Fees                         195  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty



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