

# \$565,000 - 34 Cranston Way Se, Calgary

MLS® #A2217698

**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,462 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to 34 Cranston Way SE—a beautifully maintained semi-detached home situated in a prime location. Ideally located just minutes from Sobeys, Seton Shopping Centre, the amenities of 130th Avenue, South Health Campus, public transit, five local schools, the YMCA, public library, and scenic Fish Creek Park, this home offers unparalleled convenience. Enjoy quick access to both Deerfoot and Stoney Trails, making your commute a breeze.

This home boasts fantastic curb appeal with a charming front porch and a single attached garage, complemented by additional parking on the private driveway. Step inside to an open-concept main floor featuring a bright entryway, den, stylish kitchen with ample cabinetry, stainless steel appliances, and a functional island that flows into the dining and living areas. Beautiful flooring throughout enhances the warm and inviting atmosphere. Upstairs, you'll find a generous primary bedroom with a walk-in closet and ensuite, plus two additional bedrooms and a full bathroom.

The partially developed basement offers a large recreation room, an additional bedroom with a walk-in closet, and rough-ins for a future bathroom—ideal for growing families or guests.

Recent updates include a new water tank and roofing. The spacious, south-facing backyard is fully fenced and features a deck—perfect



for outdoor entertaining. Regular furnace maintenance and duct cleaning have been completed recently.

This ready-to-occupy home seamlessly blends comfort, style, and exceptional convenience.

Be sure to check out the photosâ€”this is a must-see property offering exceptional value.

Built in 2003

### Essential Information

MLS® #	A2217698
Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,462
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	34 Cranston Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4M1E7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bathroom Rough-in, Walk-In Closet(s)
Appliances	Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

## Additional Information

Date Listed	May 4th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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