# \$670,000 - 45 Cranberry Avenue Se, Calgary

MLS® #A2239695

### \$670,000

3 Bedroom, 3.00 Bathroom, 1,827 sqft Residential on 0.09 Acres

Cranston, Calgary, Alberta

Starting a new chapter with your growing family? This charming, thoughtfully designed home has everything you need. Nestled in a community that offers much more than just a place to live.

Step into this well-built home that blends warmth, functionality, and timeless style, located in Cranston, one of Calgary's most established and sought-after communities.

As you walk in, you're welcomed by rich hardwood floors and a bright, open-concept layout. Sunlight pours in through the south-facing backyard, filling the kitchen, dining, and living areas with natural light, perfect for everyday living and entertaining.

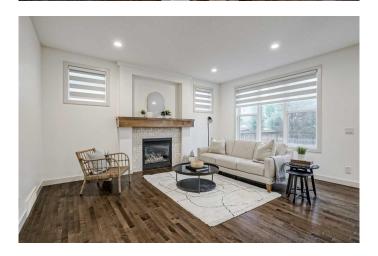
Upstairs, the vaulted ceilings in the primary bedroom create a true retreat, complete with a spa-like ensuite featuring an oversized shower, deep soaker tub, double vanity, and walk-in closet. Two generous bedrooms, a central laundry room, and a bonus room provide flexibility for family life, a playroom, guests, or working from home.

Outside, enjoy the private patio surrounded by mature trees and a spacious backyard, ideal for outdoor play and weekend barbecues.

Cranston is built for families. Known for its timeless design, quality construction, and pride of ownership. It offers everything a growing







household could want: top-rated public and Catholic schools, multiple playgrounds, ridge views, and direct access to Fish Creek Park and the Bow River. Century Hall, the residents-only facility, includes a gym, splash park, outdoor rink, and year-round programs for kids and adults.

Don't miss your chance to own this stunning home in one of Calgary's most beloved neighborhoods.

Built in 2008

#### **Essential Information**

MLS® # A2239695 Price \$670,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,827 Acres 0.09 Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 45 Cranberry Avenue Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 0L9

#### **Amenities**

Amenities Day Care, Fitness Center, Park, Party Room, Picnic Area, Playground,

**Recreation Facilities** 

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen

Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub,

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator,

Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating High Efficiency, Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, Garden, Private Yard

Lot Description Back Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 17th, 2025

Days on Market 4

Zoning R-G

HOA Fees 180

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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