

# \$805,000 - 36 Cranridge Crescent Se, Calgary

MLS® #A2204400

**\$805,000**

3 Bedroom, 3.00 Bathroom, 2,056 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

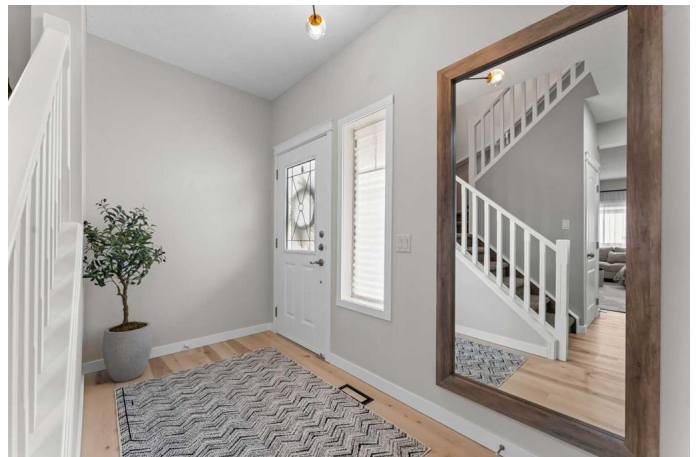
Welcome to 36 Cranridge Crescent SE in the Prestigious Cranston Area!

This stunning 3-bedroom, 2.5-bathroom home boasts an open-concept design with high-end finishes throughout. The home features new triple-pane windows for enhanced energy efficiency and comfort, as well as upgraded interior and exterior finishes. The exterior is complemented by durable Hardie board siding and a new roof with warranty, offering peace of mind against the elements.

Enjoy year-round comfort with a newly installed A/C system, and take full advantage of the Large heated garage! ensuring a clean, organized space. This home has been meticulously maintained, with a functional layout ideal for both relaxation and entertaining. The spacious, bright rooms are filled with natural light, enhancing the home's inviting atmosphere. Enough space for the entire family!

Step outside to the finished back yard with a composite deck and ready for a Hot tub!, Perfect for enjoying warm evenings or hosting guests. This home is ready for you to move in and make it your own!

Located in the highly desirable Cranston area, this home is truly a must-see. Don't miss out on this opportunity to own a beautifully upgraded property in one of Calgary's



most sought-after neighborhoods! Contact a REALTOR® to view!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204400    |
| Price          | \$805,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,056       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 36 Cranridge Crescent Se |
| Subdivision | Cranston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M0J2                   |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                           |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                           |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                 |

|              |                   |
|--------------|-------------------|
| Heating      | Forced Air        |
| Cooling      | Central Air, Full |
| Has Basement | Yes               |
| Basement     | Full, Unfinished  |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Rain Gutters     |
| Lot Description   | Back Lane, Back Yard, City Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board             |
| Foundation        | Poured Concrete                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 15               |
| Zoning         | R-G              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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