

# \$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

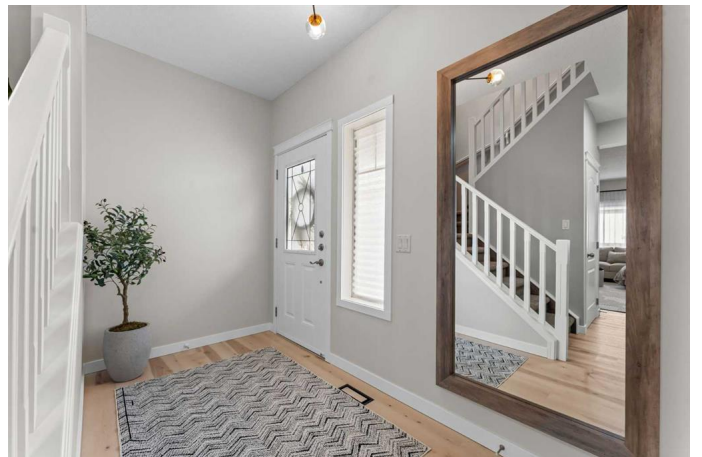
Welcome to 36 Cranridge Crescent SE in the Prestigious Cranston Area!

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	8
Zoning	R-G

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.