

293 Cramond Close SE
Calgary, Alberta

MLS # A2205383



\$544,000

Division:	Cranston		
Type:	Residential/House		
Style:	4 Level Split		
Size:	874 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to Cranston — Where Family-Friendly Living Meets Affordability Finding a well-kept, move-in-ready home priced at \$550,000 in Calgary isn't easy these days — but this fully finished 4-level split in Cranston delivers big time. It offers 3 full bedrooms, 2 full bathrooms, and a detached garage (21'x23'), all tucked into one of the city's most family-oriented communities. You're just steps from schools, parks, pathways, and have quick access to Deerfoot and Stoney. Inside, the home feels bright and welcoming, thanks to a vaulted ceiling and tons of natural light. The main level offers a functional, open-concept layout that blends the kitchen, dining, and living space seamlessly — perfect for everyday living or entertaining. There's hardwood flooring, a spacious kitchen, and a comfortable flow throughout. Upstairs, you'll find two full bedrooms, including a primary with a big walk-in closet and cheater access to a full bathroom. Head down to the third level — a wide open space with three large windows and endless potential. Whether it's movie nights, a kids' play zone, or a chill family room, it just works. On the fourth level, you'll find a big bedroom with an oversized walk-in closet, plus another full bathroom with tiled floors and full-height tub surround — great for guests, teens, or extended family. One of the standout features? The detached garage, measuring 21'x23'. It's in mint condition — drywalled and insulated, ready for parking, storage, or whatever else you need. Other major perks: a new roof (2023), central A/C, and a low-maintenance concrete patio out back to enjoy your time outside. This home has been loved, maintained, and it shows. If you're looking for solid

value in a neighborhood where people actually want to live — don’t wait on this one.