

# \$535,000 - 275 Cramond Circle Se, Calgary

MLS® #A2205583

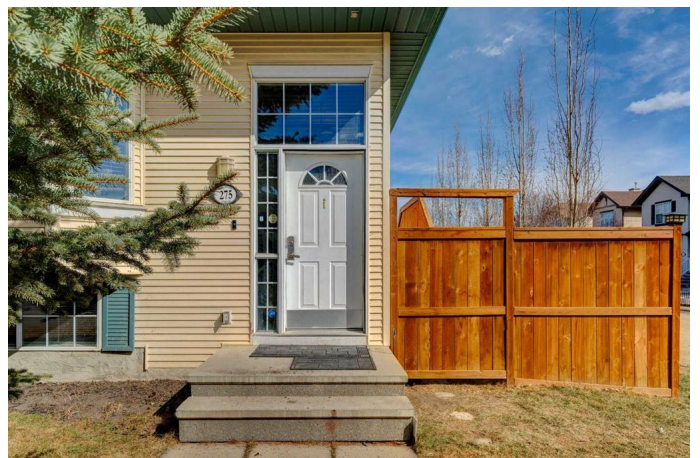
**\$535,000**

3 Bedroom, 2.00 Bathroom, 853 sqft  
Residential on 0.08 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully maintained bi-level home, ideally situated on a corner lot (one neighbour & tons of extra parking) in the sought-after community of Cranston! The open-concept main floor features vaulted ceilings, hardwood floors, creating a bright and airy atmosphere. The main floor has been freshly repainted, and the kitchen has been stylishly updated with quartz countertops, new backsplash, refinished cabinets, and stainless-steel appliances including a gas stove and french door fridge! Two generously sized bedrooms and a full 4-piece bath complete the main level. Downstairs, you'll find a spacious rec room centered around a gas fireplace which currently is used as a fitness area, along with a large third bedroom, laundry, storage and another 4-piece bathroom and laundry room + storage. Enjoy the private backyard with a flex side yard off the kitchen and greenspace in the rear plus, sprinkler system and your very own hot tub. A double detached garage provides plenty of space for parking and storage. This home also features a new roof offering peace of mind for years to come. Located close to schools, shopping, and convenient transportation options, this is a fantastic opportunity to own a truly turn-key home in one of Calgary's most desirable communities.

Built in 2004



## Essential Information

MLS® #	A2205583
Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	275 Cramond Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1E4

## Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Built-In Range, Gas Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Private, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 25th, 2025

Days on Market 10

Zoning R-G

HOA Fees 180

HOA Fees Freq. ANN

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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