

# \$555,000 - 37 Cranford Place Se, Calgary

MLS® #A2205839

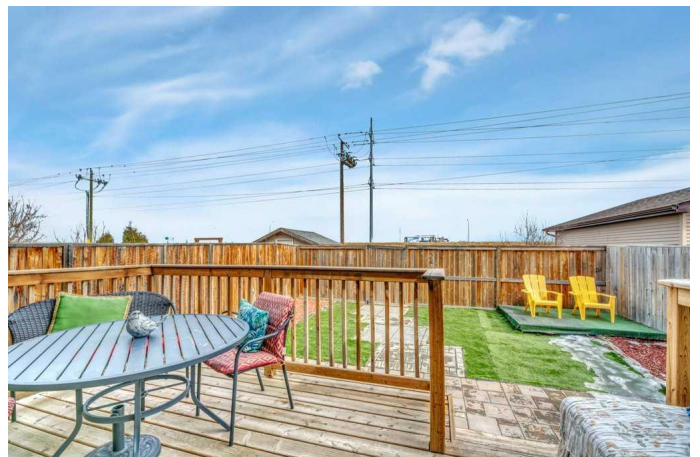
**\$555,000**

3 Bedroom, 3.00 Bathroom, 1,190 sqft  
Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to this beautiful 2-story home, nestled in a peaceful and welcoming cul-de-sac, perfect for family living. This thoughtfully designed home offers a bright and open main floor, creating a warm and inviting atmosphere from the moment you step inside. The spacious living room flows seamlessly into the dining area, providing ample space for entertaining or spending quality time with loved ones. The kitchen is a true highlight, featuring an island, stunning granite countertops, and brand-new dishwasher and microwave—ideal for the home chef.

Upstairs, you'll find three cozy bedrooms, including a generous primary suite complete with a 4-piece ensuite bathroom for added convenience and privacy. The lower level of this home is partially developed and offers endless possibilities. A large recreation room provides a great space for entertainment or play, while the rough-in for an additional bathroom and central vacuum system offers the potential for future customization and convenience. Additional features include central air conditioning to keep you cool during the warmer months, and the entire home has been freshly painted, offering a clean, modern feel throughout. Outside, enjoy a large backyard, perfect for outdoor gatherings, gardening, or simply relaxing in the sun. This home is ideally located within a family-friendly neighborhood, just a short walk to two schools and all local amenities. Plus, you're only



minutes away from the South Health Campus, making this home a perfect choice for convenience and comfort. Don't miss out on the opportunity to make this wonderful home your own! Be sure to check out the virtual tour.

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2205839    |
| Price          | \$555,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,190       |
| Acres          | 0.06        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 37 Cranford Place Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 0X8              |

### **Amenities**

|                |            |
|----------------|------------|
| Amenities      | None       |
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | Granite Counters, Kitchen Island |
|-------------------|----------------------------------|

|              |  |
|--------------|--|
| Appliances   | Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave, Refrigerator |
| Heating      | Forced Air   |
| Cooling      | Central Air  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 8                |
| Zoning         | R-G              |
| HOA Fees       | 190              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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