

# \$684,900 - 83 Cranwell Common Se, Calgary

MLS® #A2224822

**\$684,900**

3 Bedroom, 3.00 Bathroom, 1,774 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

**NEW AMAZING PRICE!** Detached family home featuring central A/C, newer roof and new vinyl flooring throughout the main level. The warm cappuccino kitchen offers granite countertops, a central island, and ample cabinet space & pantry, opening to a bright dining area. Spacious living room includes a cozy fireplace with mantle, youâ€™™ll also find a powder room and laundry completing this floor. Upstairs offers a large bonus room, primary bedroom with walk-in closet and ensuite, plus two additional bedrooms and a full bathroom. The basement is framed with some permits in place (electrical and building); blueprints available. The back yard consists of a large deck, with gazebo, perfect for entertaining. Ideally located near 3 excellent schools (Catholic & CBE), with easy access to walking/bike paths, shopping, and both Deerfoot and Stoney Trail.

Built in 2007

## Essential Information

MLS® #	A2224822
Price	\$684,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,774
Acres	0.09



Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	83 Cranwell Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Blower Fan
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance
Lot Description	Back Yard, Front Yard, Gazebo, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

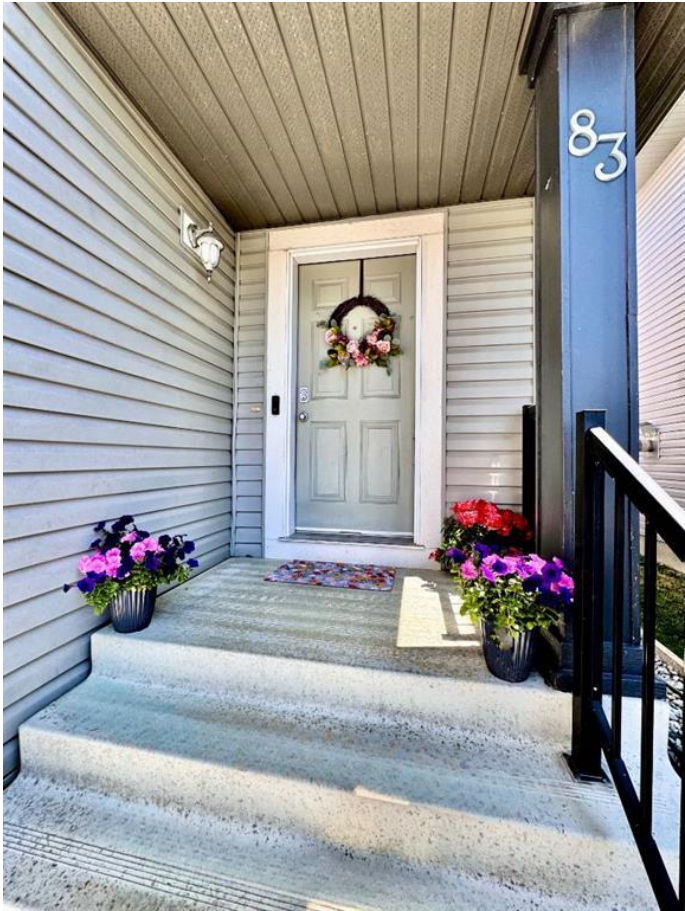
Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 16th, 2025  
Days on Market                25  
Zoning                              R-G  
HOA Fees                         195  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty



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.