

# \$670,000 - 45 Cranberry Avenue Se, Calgary

MLS® #A2239695

**\$670,000**

3 Bedroom, 3.00 Bathroom, 1,827 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Starting a new chapter with your growing family? This charming, thoughtfully designed home has everything you need. Nestled in a community that offers much more than just a place to live.

Step into this well-built home that blends warmth, functionality, and timeless style, located in Cranston, one of Calgary's most established and sought-after communities.

As you walk in, you're welcomed by rich hardwood floors and a bright, open-concept layout. Sunlight pours in through the south-facing backyard, filling the kitchen, dining, and living areas with natural light, perfect for everyday living and entertaining.

Upstairs, the vaulted ceilings in the primary bedroom create a true retreat, complete with a spa-like ensuite featuring an oversized shower, deep soaker tub, double vanity, and walk-in closet. Two generous bedrooms, a central laundry room, and a bonus room provide flexibility for family life, a playroom, guests, or working from home.

Outside, enjoy the private patio surrounded by mature trees and a spacious backyard, ideal for outdoor play and weekend barbecues.

Cranston is built for families. Known for its timeless design, quality construction, and pride of ownership. It offers everything a growing



household could want: top-rated public and Catholic schools, multiple playgrounds, ridge views, and direct access to Fish Creek Park and the Bow River. Century Hall, the residents-only facility, includes a gym, splash park, outdoor rink, and year-round programs for kids and adults.

Don't miss your chance to own this stunning home in one of Calgary's most beloved neighborhoods.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239695    |
| Price          | \$670,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,827       |
| Acres          | 0.09        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 45 Cranberry Avenue Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0L9                |

**Amenities**

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Fitness Center, Park, Playground, Recreation Facilities, Day Care, Picnic Area, Party Room |
|-----------|--------------------------------------------------------------------------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator                                                  |
| Heating           | Fireplace(s), Forced Air, Natural Gas, High Efficiency                                                                                                                        |
| Cooling           | None                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                             |
| Fireplaces        | Gas, Living Room                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                              |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                        |
| Lot Description   | Back Yard, Private, Rectangular Lot, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 38              |
| Zoning         | R-G             |
| HOA Fees       | 180             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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