

# \$644,900 - 83 Cranwell Common Se, Calgary

MLS® #A2224822

**\$644,900**

3 Bedroom, 3.00 Bathroom, 1,774 sqft

Residential on 0.09 Acres

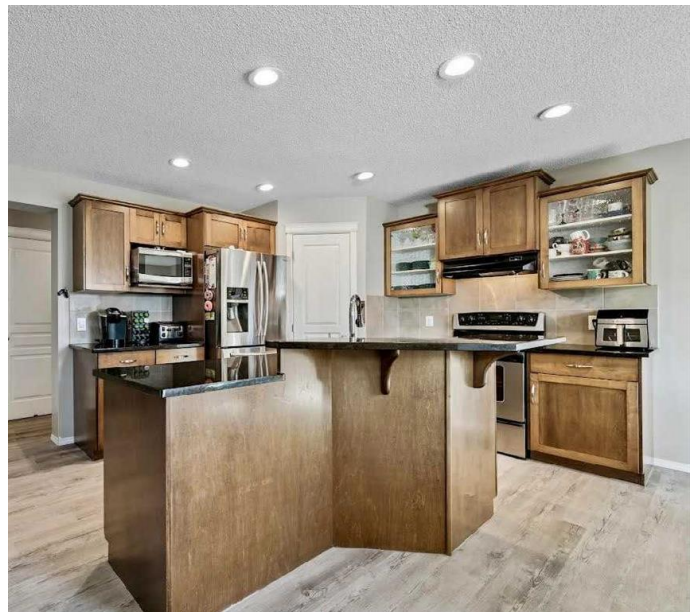
Cranston, Calgary, Alberta

**\*PRICED TO SELL, act quick!\*** 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          | \$644,900 |
| 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, Soaking Tub, Storage, Walk-In Closet(s), Pantry                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Humidifier |
| Heating           | Forced Air, Fireplace(s)                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas, Blower Fan, Living Room, Mantle, Tile                                                                                                               |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                         |

### Exterior

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

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 16th, 2025  
Days on Market                51  
Zoning                              R-G  
HOA Fees                         195  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty



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