

# \$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.

Donâ€™t miss your chance to own this stunning home in one of Calgaryâ€™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	Park, Playground, Day Care, Fitness Center, Picnic Area, Party Room, Recreation Facilities
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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, Walk-In Closet(s), Vaulted Ceiling(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	Stone, Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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