

\$534,000 - 23 Cramond Circle Se, Calgary

MLS® #A2265076

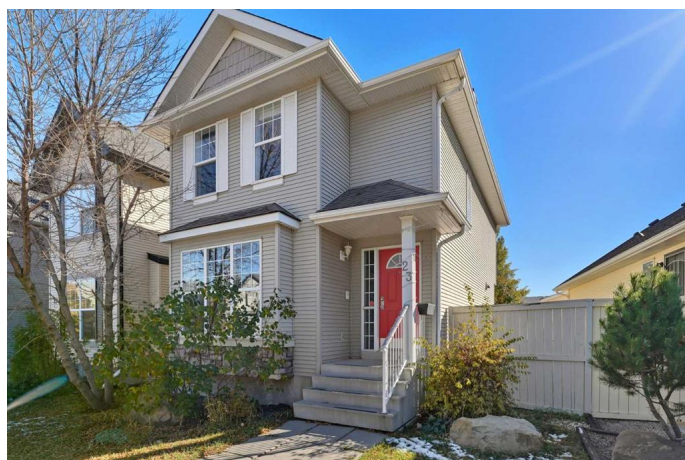
\$534,000

4 Bedroom, 3.00 Bathroom, 1,503 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to 23 Cramond Circle SE, a warm and welcoming 4-bedroom family home tucked into a quiet street in Cranston, one of Calgary's most popular southeast communities. Perfect for young families or move-up buyers, this home blends everyday comfort with the lifestyle you've been searching for. Step inside to a bright, open main floor designed for connection with hardwood floors, large windows, and a spacious kitchen with maple cabinetry, stainless-steel appliances, and a generous island with seating. Whether it's homework at the counter or weekend brunch with friends, this space makes family life easy. Upstairs you'll find three comfortable bedrooms including a primary suite with walk-in closet and full ensuite, plus convenient upper-floor laundry. The professionally finished basement offers a large rec room, a fourth bedroom, and room for play, work, or guests a layout that grows with your family. Outside, enjoy a sunny, fenced backyard with a large deck and gazebo (included with the home) and massive green space, perfect for kids, pets, and summer evenings. There's even room for a future double garage. Let's not forget that the hot water tank was replaced in Sept 2022 (and includes a 12 year warranty), and the roof was redone in 2021. All of this in a walkable, family-focused community just minutes from parks, schools, pathways, Seton amenities, Fish Creek Park, and the Cranston Residents Association clubhouse. If you're



looking for a move-in-ready home with space to grow in one of Calgary's best southeast neighbourhoods – this is the one.

Built in 2003

Essential Information

MLS® #	A2265076
Price	\$534,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,503
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	23 Cramond Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1E3

Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, Unpaved, Gated

Interior

Interior Features	Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, City Lot, Dog Run Fenced In, Interior Lot, Irregular Lot, Lawn, Level, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.