

\$539,900 - 189 Cramond Circle Se, Calgary

MLS® #A2254171

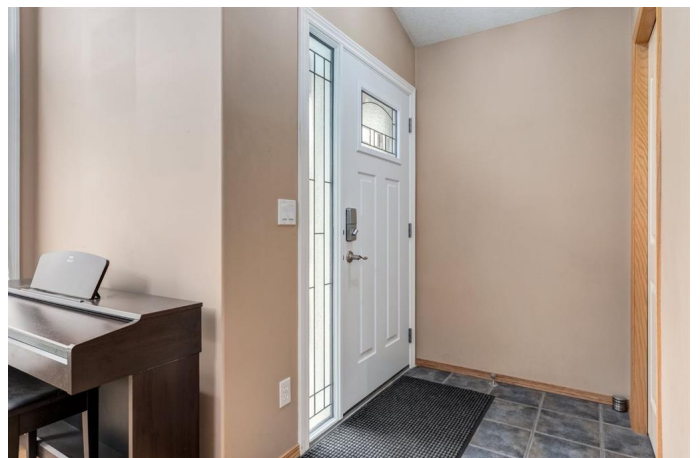
\$539,900

3 Bedroom, 3.00 Bathroom, 1,036 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

***AMAZING DEAL ALERT* Welcome to this fully finished 4-level split in the desirable community of Cranston, offering exceptional functionality, comfort, and space for the whole family. From the inviting front entry with tile flooring to the bright main level with hardwood floors, this home exudes warmth and style. The modern kitchen is complete with stainless steel appliances, a built-in dishwasher, and a microwave hood cover. A separate side entrance leads to the double detached garage, while plenty of storage can be found throughout the home. Numerous upgrades provide peace of mind, including a hot water tank installed in 2019, central air conditioning (2023), humidifier (2023), and the original furnace from 2004 last serviced in 2024. The house roof shingles were replaced in 2018. Windows have also been updated: the master bedroom and garage windows in 2022, and the front window in 2024. The front door was replaced in 2024, and the back door in 2022. Upstairs, the spacious primary retreat includes a walk-in closet and a private 4-piece ensuite with a soaker tub and separate shower. A second bedroom and 2-piece bath complete the upper level. The third level is filled with natural light from large windows and features a cozy gas fireplace with tile surround and mantel, creating the perfect focal point for family living. The fourth level offers another bedroom with a walk-in closet and a full 4-piece bath. Situated in an ideal location, this home is walking distance to schools, provides



easy access to Stony Trail, is close to the South Health Campus Hospital, and just minutes away from shopping, restaurants, and amenities in both Cranston and Seton.

Built in 2004

Essential Information

MLS® #	A2254171
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,036
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	189 Cramond Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1E5

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Skylight(s)
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	39
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.