

# \$544,000 - 293 Cramond Close Se, Calgary

MLS® #A2205383

**\$544,000**

3 Bedroom, 2.00 Bathroom, 874 sqft  
Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to Cranston â€” Where Family-Friendly Living Meets Affordability Finding a well-kept, move-in-ready home priced at \$550,000 in Calgary isnâ€™t easy these days â€” but this fully finished 4-level split in Cranston delivers big time. It offers 3 full bedrooms, 2 full bathrooms, and a detached garage (21â€™ x 23â€™), all tucked into one of the cityâ€™s most family-oriented communities. Youâ€™re just steps from schools, parks, pathways, and have quick access to Deerfoot and Stoney. Inside, the home feels bright and welcoming, thanks to a vaulted ceiling and tons of natural light. The main level offers a functional, open-concept layout that blends the kitchen, dining, and living space seamlessly â€” perfect for everyday living or entertaining. Thereâ€™s hardwood flooring, a spacious kitchen, and a comfortable flow throughout. Upstairs, youâ€™ll find two full bedrooms, including a primary with a big walk-in closet and cheater access to a full bathroom. Head down to the third level â€” a wide open space with three large windows and endless potential. Whether itâ€™s movie nights, a kidsâ€™ play zone, or a chill family room, it just works. On the fourth level, youâ€™ll find a big bedroom with an oversized walk-in closet, plus another full bathroom with tiled floors and full-height tub surround â€” great for guests, teens, or extended family. One of the standout features? The detached garage, measuring 21â€™ x 23â€™. Itâ€™s in mint



condition â€” drywalled and insulated, ready for parking, storage, or whatever else you need. Other major perks: a new roof (2023), central A/C, and a low-maintenance concrete patio out back to enjoy your time outside. This home has been loved, maintained, and it shows. If youâ€™re looking for solid value in a neighborhood where people actually want to live â€” donâ€™t wait on this one.

Built in 2002

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2205383      |
| Price          | \$544,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 874           |
| Acres          | 0.07          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 293 Cramond Close Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1B9              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Park, Playground, Recreation Facilities |
| Parking Spaces | 2                                       |
| Parking        | Double Garage Detached                  |
| # of Garages   | 2                                       |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows  |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 8                |
| Zoning         | R-G              |
| HOA Fees       | 190              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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