



GRASSROOTS
REALTY GROUP

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216 Cramond Green SE
Calgary, Alberta

MLS # A2253179



\$489,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	906 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed, exterior Gemstone Lights

Welcome to this beautifully maintained semi-detached bungalow in the highly sought-after community of Cranston — ideally located near schools, public transportation, scenic walking and biking paths, and all essential amenities. Inside, you’ll find a bright, open-concept layout with vaulted ceilings that enhance the spacious feel of the main floor. The living and dining areas flow seamlessly into the kitchen, which features sleek white cabinetry, a functional island with raised eating bar, a corner pantry, and black appliances — perfect for both everyday living and entertaining. The main level offers two generously sized bedrooms and a full 4-piece bathroom, making it ideal for couples, families, or downsizers. The fully finished lower level expands your living space with a large family/games room, a third bedroom, a fourth bedroom/den, a second full bathroom, a laundry area, and plenty of storage space. Step outside to enjoy a private back deck, a fully landscaped yard, a double rear parking pad with RV parking, and a handy storage shed. Additional updates and upgrades include central air conditioning, newer flooring throughout, custom built-ins, and more. This home has been thoughtfully cared for and improved over the years. If you’re looking for a move-in-ready bungalow in a vibrant, family-friendly neighborhood — this is a must-see!