



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

121 Cramond Close SE
Calgary, Alberta

MLS # A2256365



\$514,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,092 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Open House Saturday & Sunday Sep 20 & 21 from 2pm to 4pm. Why rent when you can own? This beautiful 2-storey home in Cranston is the perfect opportunity to start building equity and enjoy the freedom of homeownership. Featuring 3 bedrooms and 2 full baths, this home offers comfort, functionality, and recent updates that give you peace of mind. Upgrades include a new asphalt shingle roof and upstairs windows (2021) plus a new hot water tank and appliances (2022)—all the big-ticket items are taken care of. The bright and inviting main floor offers an open living room with a large window, a functional kitchen, and a dining space with access to the backyard. Upstairs you’ll find three generously sized bedrooms and a full bath. Enjoy your own private outdoor space with a sunny deck and a fully fenced yard, plus the convenience of a double detached garage—no more street parking or storage worries. Located on a quiet street close to schools, playgrounds, parks, shopping, and transit, this home blends lifestyle and value in one package. Book your showing today and make this Cranston gem yours!