



GRASSROOTS
REALTY GROUP

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23 Cramond Circle SE
Calgary, Alberta

MLS # A2265076



\$534,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,503 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Gated, Off Street, Parking Pad, Unpaved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Dog Run Fenced In, Interior Lot, Irregular Lot, Lawn, Lev		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pergola

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 — 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.