



GRASSROOTS
REALTY GROUP

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203 Cranberry Green SE
Calgary, Alberta

MLS # A2275092



\$494,500

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,345 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities		

Inclusions: n/a

Welcome to this beautifully updated 3-bedroom, 2.5-bathroom half duplex located in a quiet cul-de-sac in the sought-after community of Cranston. Directly across from a school and playground, this home offers a family-friendly location with plenty of additional street parking and convenient access to both Stoney Trail and Deerfoot Trail. The main floor boasts an open-concept layout with a bright living room, spacious dining area, and a functional kitchen complete with a central island—perfect for both everyday living and entertaining. Recent renovations include new quartz countertops, brand new stainless steel stove and hoodfan, modern lighting upgrades including pot lights, fresh paint throughout, and new carpet. Upstairs, you’ll find three well-sized bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite. Additional features include a single attached garage, a fully fenced backyard with a deck, and an unfinished basement ready for your personal touch. With no condo fees and a location close to schools, parks, shopping, Seton amenities, and the South Health Campus, this is a fantastic opportunity to own a move-in ready home in one of Calgary’s most desirable communities.