

# \$534,000 - 23 Cramond Circle Se, Calgary

MLS® #A2265076

**\$534,000**

4 Bedroom, 3.00 Bathroom, 1,503 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

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 with 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.

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265076    |
| Price          | \$534,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,503       |
| Acres          | 0.07        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 23 Cramond Circle Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1E3              |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Park, Playground, Recreation Facilities               |
| Parking Spaces | 2                                                     |
| Parking        | Alley Access, Gated, Off Street, Parking Pad, Unpaved |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                             |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| Has Basement | Yes         |
| Basement     | Full        |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Yard                                                                                      |
| Lot Description   | Back Yard, City Lot, Dog Run Fenced In, Interior Lot, Irregular Lot, Lawn, Level, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                                                   |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 18                 |
| Zoning         | R-G                |
| HOA Fees       | 190                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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