

\$500,000 - 38 Cranberry Place Se, Calgary

MLS® #A2225323

\$500,000

3 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to Your New Home in Cranston

Located on a quiet street in the sought after southeast community of Cranston, this charming two storey home offers warmth, comfort, and great potential for the future. With 1132 square feet of thoughtfully designed living space, this is the perfect opportunity for first-time buyers, small families, or anyone looking to get into a vibrant Calgary neighbourhood.

The main floor features a bright living room centered around a cozy gas fireplace and a large bay window that fills the space with natural light. The open concept kitchen and dining area offer plenty of room to gather, with easy access to the backyard for summer barbecues or letting the kids play. A convenient half bath completes the main level.

Upstairs, you'll find three comfortable bedrooms, including a spacious primary bedroom with a walk-in closet. A full four piece bathroom serves the upper level, making this home functional and family ready. The unfinished basement provides a blank canvas to create additional living space or storage as your needs grow.

Out back, a double detached garage keeps your vehicles sheltered year-round.

Living in Cranston means being part of a close



knit and welcoming community. Enjoy access to schools, parks, walking paths, and the nearby Bow River. The Cranston Residents Association offers exclusive amenities including a clubhouse, tennis courts, and more. With convenient access to major roads, South Health Campus, and shopping at Seton, everything you need is close by.

This is a great opportunity to own a home in a community that offers both lifestyle and value. Come see it for yourself!

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225323 |
| Price | \$500,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,132 |
| Acres | 0.07 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 38 Cranberry Place Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 0B6 |

Amenities

| | |
|-----------|-----------|
| Amenities | Clubhouse |
|-----------|-----------|

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 3 |
| Zoning | R-G |
| HOA Fees | 190 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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