

# \$539,900 - 189 Cramond Circle Se, Calgary

MLS® #A2254171

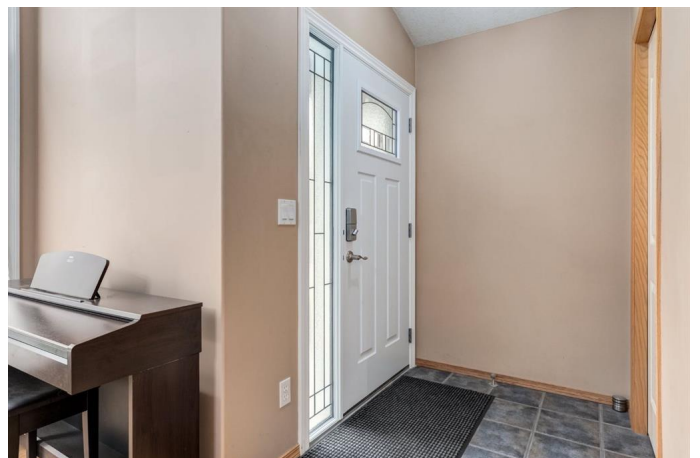
**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,036 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

\*\*\*Open House CANCELLED\*\*\*Welcome to this fully finished 4-level split in the desirable community of Cranston, offering exceptional functionality, comfort, and space for the whole family. From the inviting front entry with tile flooring to the bright main level with hardwood floors, this home exudes warmth and style. The modern kitchen is complete with stainless steel appliances, a built-in dishwasher, and a microwave hood cover. A separate side entrance leads to the double detached garage, while plenty of storage can be found throughout the home. Numerous upgrades provide peace of mind, including a hot water tank installed in 2019, central air conditioning (2023), humidifier (2023), and the original furnace from 2004 last serviced in 2024. The house roof shingles were replaced in 2018. Windows have also been updated: the master bedroom and garage windows in 2022, and the front window in 2024. The front door was replaced in 2024, and the back door in 2022. Upstairs, the spacious primary retreat includes a walk-in closet and a private 4-piece ensuite with a soaker tub and separate shower. A second bedroom and 2-piece bath complete the upper level. The third level is filled with natural light from large windows and features a cozy gas fireplace with tile surround and mantel, creating the perfect focal point for family living. The fourth level offers another bedroom with a walk-in closet and a full 4-piece bath. Situated in an ideal location, this home is walking distance to schools, provides



easy access to Stony Trail, is close to the South Health Campus Hospital, and just minutes away from shopping, restaurants, and amenities in both Cranston and Seton.

Built in 2004

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2254171      |
| Price          | \$539,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,036         |
| Acres          | 0.08          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 189 Cramond Circle Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1E5               |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Clubhouse                         |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

**Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Breakfast Bar, Skylight(s), Vaulted Ceiling(s) |
|-------------------|-------------------------------------------------------------------------------|

|                 |                                                                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Humidifier |
| Heating         | Fireplace(s), Forced Air                                                                                                                              |
| Cooling         | Central Air                                                                                                                                           |
| Fireplace       | Yes                                                                                                                                                   |
| # of Fireplaces | 1                                                                                                                                                     |
| Fireplaces      | Gas                                                                                                                                                   |
| Has Basement    | Yes                                                                                                                                                   |
| Basement        | Finished, Full                                                                                                                                        |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Wood Frame                                                    |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 45                  |
| Zoning         | R-G                 |
| HOA Fees       | 190                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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