

# \$670,000 - 45 Cranberry Avenue Se, Calgary

MLS® #A2239695

**\$670,000**

3 Bedroom, 3.00 Bathroom, 1,827 sqft  
Residential on 0.09 Acres

Cranston, Calgary, Alberta

Starting a new chapter with your growing family? This charming, thoughtfully designed home has everything you need. Nestled in a community that offers much more than just a place to live.

Step into this well-built home that blends warmth, functionality, and timeless style, located in Cranston, one of Calgary's most established and sought-after communities.

As you walk in, you're welcomed by rich hardwood floors and a bright, open-concept layout. Sunlight pours in through the south-facing backyard, filling the kitchen, dining, and living areas with natural light, perfect for everyday living and entertaining.

Upstairs, the vaulted ceilings in the primary bedroom create a true retreat, complete with a spa-like ensuite featuring an oversized shower, deep soaker tub, double vanity, and walk-in closet. Two generous bedrooms, a central laundry room, and a bonus room provide flexibility for family life, a playroom, guests, or working from home.

Outside, enjoy the private patio surrounded by mature trees and a spacious backyard, ideal for outdoor play and weekend barbecues.

Cranston is built for families. Known for its timeless design, quality construction, and pride of ownership. It offers everything a growing



household could want: top-rated public and Catholic schools, multiple playgrounds, ridge views, and direct access to Fish Creek Park and the Bow River. Century Hall, the residents-only facility, includes a gym, splash park, outdoor rink, and year-round programs for kids and adults.

Donâ€™t miss your chance to own this stunning home in one of Calgaryâ€™s most beloved neighborhoods.

Built in 2008

**Essential Information**

MLS® #	A2239695
Price	\$670,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,827
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	45 Cranberry Avenue Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0L9

**Amenities**

Amenities	Fitness Center, Picnic Area, Playground, Recreation Facilities, Day Care, Park, Party Room
-----------	--

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard, BBQ gas line, Garden
Lot Description	Back Yard, Private, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	180
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.