

# \$499,900 - 276 Cramond Close Se, Calgary

MLS® #A2259407

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

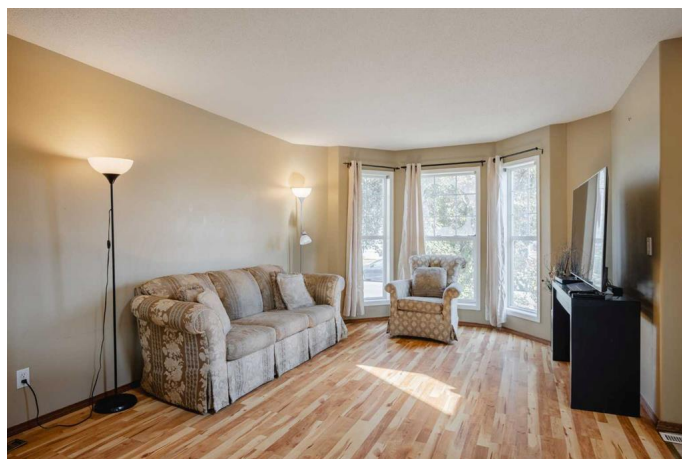
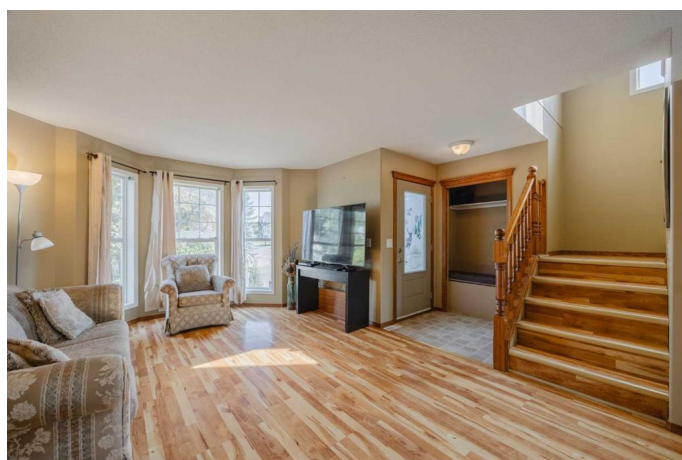
UNMATCHED VALUE in an AMAZING COMMUNITY! Welcome to this charming three bedroom home in the desirable community of Cranston. As perfect for your Family as it is for entertaining, the open concept main floor is made bright and airy by the many windows and east-west orientation. The sun-filled back yard and deck are the perfect setting for BBQs, firepits and all the fun that comes along with those. Upstairs, the master bedroom features a generous walk-in closet, the two additional bedrooms are of a great size and the full bathroom caps off the perfect space for Family living. The lower level is ready to become whatever your lifestyle requires with room for a media room, bedroom or home office and a bathroom. You'll quickly come to understand why Cranston is one of Calgary's most sought after communities with its amazing Community Center, schools, parks, pathways, local shopping & restaurants and proximity to Fish Creek Provincial Park. And having quick access to Deerfoot and Stoney Trails means that your commute or errands are quick and easy. Live the life you and your Family deserve! Book your appointment today, you do not want to miss this opportunity

Built in 2002

## Essential Information

MLS® #

A2259407



Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,131
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	276 Cramond Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1E2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 3rd, 2025
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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