

# \$499,900 - 167 Cramond Green Se, Calgary

MLS® #A2267693

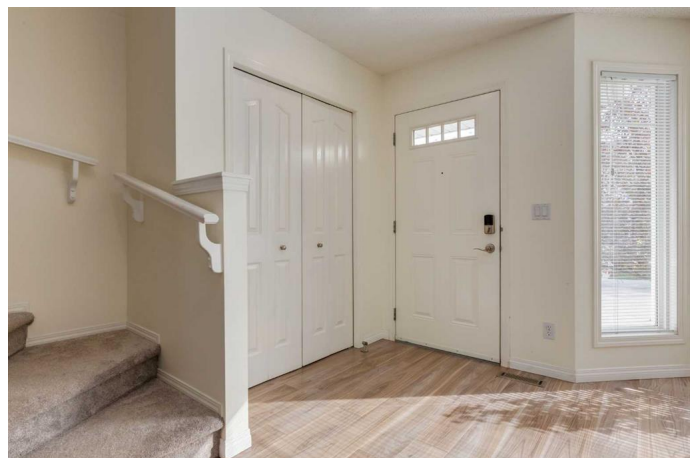
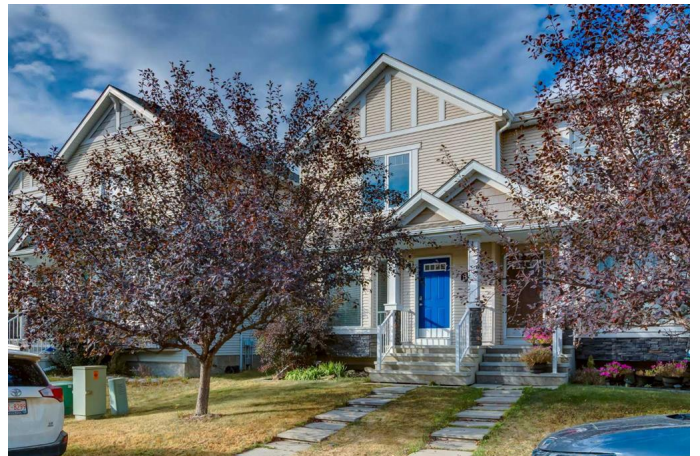
**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

Step into this beautifully maintained 3-bedroom, fully finished semi-detached home located in the sought-after community of Cranston. Thoughtfully updated and cared for, this property is ready to impress! On the main floor, you'll find a spacious living room that flows seamlessly into the dining area and open kitchen. Natural light fills the space, highlighting the kitchen's ample counter space, breakfast bar, and convenient pantry. A stylish 2-piece bathroom completes the main level. Upstairs, enjoy newer carpet and underlay that was replaced in recent years. The primary bedroom features a fresh accent wall, generous closet, and large window. A second bright bedroom with its own walk-in closet is located across from a 4-piece bathroom, providing excellent separation and privacy. The finished basement adds even more living space, offering a large bedroom with a walk-in closet, a 3-piece bath, LVP flooring, and a laundry closet with a new washer and dryer. The basement also includes a rec room complete with a wet bar—perfect for entertaining. The roof is a level 4 Owens Corning hail-resistant shingles was also replaced in recent years. Outside, the extra-deep lot offers plenty of backyard space with a refinished deck, garden, shed, and a grassy area for kids or pets to play. Being in Cranston you can enjoy parks, schools, and natural pathways nearby. You'll also find year-round activities such as skating and tobogganing in winter, and a splash park,



playgrounds, and courts in summer in this amazing community

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2267693               |
| Price          | \$499,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,238                  |
| Acres          | 0.08                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 167 Cramond Green Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1B7              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, See Remarks                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Garden, Private Yard, Storage     |
| Lot Description   | Back Lane, Back Yard, See Remarks |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 13                 |
| Zoning         | R-G                |
| HOA Fees       | 190                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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