

# \$489,000 - 188 Cramond Green Se, Calgary

MLS® #A2122219

**\$489,000**

2 Bedroom, 2.00 Bathroom, 1,243 sqft

Residential on 0.06 Acres

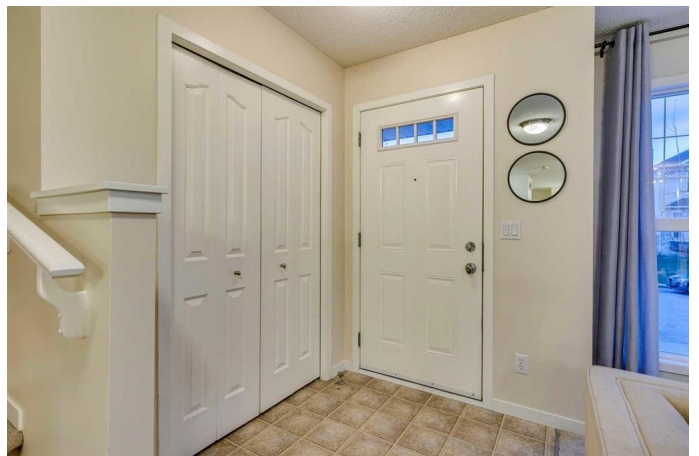
Cranston, Calgary, Alberta

Primed, painted and ready for you to just move in and enjoy your new place. You are going to love the brightness throughout as soon as you walk through the front door. Main floor features a front living room with a gas fireplace adjacent to the dining area with feature wall. Enjoy cooking and entertaining in the spacious kitchen with, breakfast bar, abundance of cupboards and a corner pantry too. Upstairs you will find the roomy primary bedroom with double closets, a 4 piece bathroom with a soaker tub and stand up shower and a 2nd bedroom with a small walk in closet! The basement is fully finished with a laundry room, a nice flex area and a family room with new LVP Flooring. The backyard is fully fenced and has a storage shed as well as gravel parking pad! Upgrades include fresh paint on the main, new A/C , Furnace and HWT. The community of Cranston has all the necessities and more just a few steps away. Great beginnings start here, so take a look at the pictures and call for your appointment to view before itâ€™s too late.

Built in 2005

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2122219  |
| Price      | \$489,000 |
| Sold Price | \$500,000 |
| Bedrooms   | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,243                  |
| Acres          | 0.06                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 188 Cramond Green Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1B7              |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | None                      |
| Parking Spaces | 1                         |
| Parking        | Alley Access, Parking Pad |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                              |
| Heating           | 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     |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2024 |
| Date Sold      | April 24th, 2024 |
| Days on Market | 4                |
| Zoning         | R-2              |
| HOA Fees       | 75.00            |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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