

\$535,000 - 36 Cramond Drive Se, Calgary

MLS® #A2135248

\$535,000

2 Bedroom, 3.00 Bathroom, 1,237 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to this beautiful and fully finished duplex in the family friendly community of Cranston. Stepping into the main level ushers you directly into the bright and well lit semi-open living room/dining room/kitchen with luxury vinyl plank flooring on the main floor and a gas fireplace to cozy up with your loved ones during those winter evenings. The large windows in the living room and kitchen means an abundance of sunlight all day. The kitchen has stainless steel appliances with plenty of storage for your utensils with a view of the backyard to be able to watch the kids play in the yard while you cook. A jacket closet, half washroom and a back door leading to the yard completes this level.. The upper level which has carpeted flooring features two generous sized bedrooms (double masters) with large closets and a 4 piece bathroom. One of the bedrooms is located on the east side while the other one is on the west side. The lower level hosts a large games/recreation room and a small den (with a window) which can be converted to a 3rd bedroom for a teenager. The laundry, mechanical room (with water softener) and extra storage under the stairs completes this level. The fully fenced and almost maintenance free backyard has a large L-shaped deck (8'6" x 17'4" and 10'4" x 16'3") for your summer evening relaxation and grass area for kids to play around. The paved alley way leads to the private parking pad for your vehicles. The roof was only replaced in 2020, so is almost new. The family friendly



community of Cranston is located with close proximity to schools, shopping, recreation facilities, biking and hiking and with very easy access to Stoney and Deerfoot trails. Don't wait, book to see this property immediately before it is gone.

Built in 2001

Essential Information

MLS® #	A2135248
Price	\$535,000
Sold Price	\$533,600
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.06
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	36 Cramond Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1C3

Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 25th, 2024
Days on Market	31
Zoning	R-2
HOA Fees	174.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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