

\$569,900 - 15 Cramond Circle Se, Calgary

MLS® #A2161163

\$569,900

3 Bedroom, 2.00 Bathroom, 921 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

****Investor Alert**** Welcome to this awesome bungalow with a fully developed illegal suite with separate entrance located in the desirable community of Cranston . This bright & open main floor plan features sleek plank vinyl flooring, soaring vaulted ceilings, & skylight which is sure to impress. The spacious living room features oversized windows flooding the property with natural light and a gas fireplace so you can cozy up & read a good book! The open kitchen has tons of cabinets, counter space & storage for the chef in you. The main floor finishes off with 2 bedrooms, including a large primary bedroom with a cheater door proving direct access to the bathroom.. The fully finished basement with its own separate entrance is also bright & open with a 1-bedroom illegal suite which includes a bright white kitchen, roomy living/dining room, 4-pce bath & tons of storage. Don't forget about the double detached garage, quiet location & a front drive: ideal for for additional parking. Cranston provides the opportunity for year-round recreational activities for you to take part in including green spaces, playgrounds, a splash park, mobile skate park, tennis/pickleball courts, basketball nets, tobogganing hill, an outdoor skating rink and a great community association building with a gymnasium and banquet hall. Outdoor enthusiasts will truly enjoy the close proximity to the Bow River pathways, Fish Creek park and the Blue Devil and McKenzie Meadows golf courses. Those commuting downtown or



anywhere in Calgary will enjoy easy access to major roadways like Stoney and Deerfoot Trails. Once you move here you will have transit, restaurants, grocery stores as well as shopping all within walking distance and you'll be just minutes from the neighbouring Seton shopping/entertainment district which offers a VIP theatre and the South Health Campus. This home is perfectly set up for a first-time buyer to live up or down, or an investor to rent up & down. Homes like this don't come up for sale very often so don't to wait call and book your private viewing today!

Built in 2005

Essential Information

MLS® #	A2161163
Price	\$569,900
Sold Price	\$555,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	921
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	15 Cramond Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1E3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Laminate Counters, No Animal Home, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 25th, 2024
Days on Market	21
Zoning	R-1N
HOA Fees	150.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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