

# \$555,000 - 401 Cranberry Circle Se, Calgary

MLS® #A2236910

## \$555,000

3 Bedroom, 3.00 Bathroom, 1,384 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

BEAUTIFUL, AIR CONDITIONED, 2 STOREY HOME LOCATED ON A QUIET STREET. The main floor features engineered hardwood flooring in the kitchen, living room and dining room. The kitchen offers 42" full length Nespresso stained cabinets, pot drawers, recessed pot lighting and a stainless steel appliance package including a newer dishwasher and fridge. The living room has a gas fireplace with a wood mantle and tile surround. The upstairs gives you 3 bedrooms. The master bedroom offers a full ensuite bathroom and a walk-in closet. There is also another full 4pc bathroom on this level. This home has a brand new energy efficient furnace installed in March 2025 (\$8200.00). The air conditioning unit was installed in March 2023. (\$5700.00). Enjoy sitting on your south facing backyard deck as it is a great place to entertain family and friends. The yard also has a large shed for all your gardening tools and yard items. Located in walking distance to Sobey's, banks, coffee shops and many other specialty shops and stores.

Built in 2010

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2236910  |
| Price     | \$555,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,384       |
| Acres          | 0.07        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 401 Cranberry Circle Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0L8                 |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Clubhouse, Park, Playground   |
| Parking Spaces | 2                             |
| Parking        | Off Street, RV Access/Parking |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Mantle, Tile, Family Room  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 71             |
| Zoning         | R-G            |
| HOA Fees       | 190            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.