

\$580,000 - 92 Cranford Crescent Se, Calgary

MLS® #A2240076

\$580,000

4 Bedroom, 4.00 Bathroom, 1,416 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

SELLER MOTIVATED! Reduced by \$35,000.

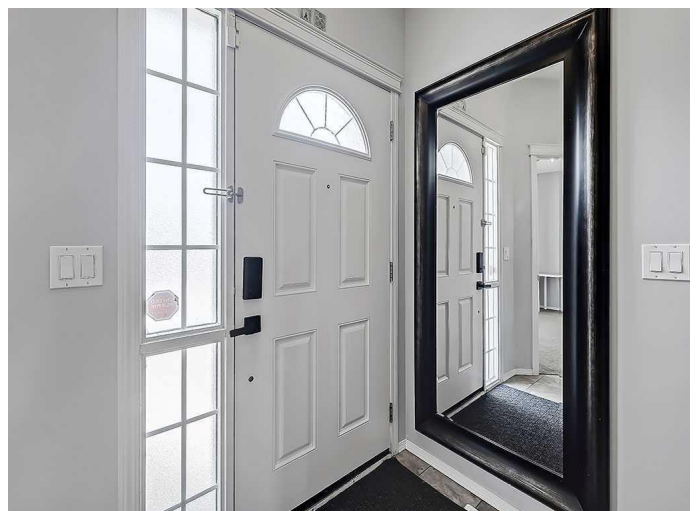
Welcome to this beautifully cared-for two-storey home, built by Morrison and offering over 2,000 sq. ft. of well-planned living space, perfect for families or professionals looking for comfort and timeless style.

The main floor boasts a flexible front room that can serve as a formal dining area or a productive home office, seamlessly connecting to an inviting living room centred around a cozy gas fireplace. The kitchen is both functional and timeless, featuring granite countertops, a central island with a convenient eating bar, and easy access to a walk-in corner pantry.

Upstairs, you'll find three spacious bedrooms, including a generously sized primary suite complete with a walk-in closet and private 3-piece ensuite. A full bathroom and upstairs laundry add practicality and ease.

The fully finished basement adds valuable space with a large recreation area featuring a wet bar, an additional bedroom, and a full bathroom, ideal for guests, entertaining, or family movie nights.

Details like 9-foot ceilings, upgraded windows, BRAND NEW hot water tank and central A/C enhance comfort throughout. Step outside to enjoy an east-facing deck and fully fenced backyard, perfect for morning coffee or



evening barbecues.

An oversized, insulated, and heated double garage with attic storage completes this exceptional home. Ideally located in vibrant Cranston, you're just minutes from the South Health Campus, schools, shopping, pathways, and public transit. This house is move in ready waiting for it's new owner to call it home, book your showing today!

Built in 2011

Essential Information

MLS® #	A2240076
Price	\$580,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,416
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	92 Cranford Crescent Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X8

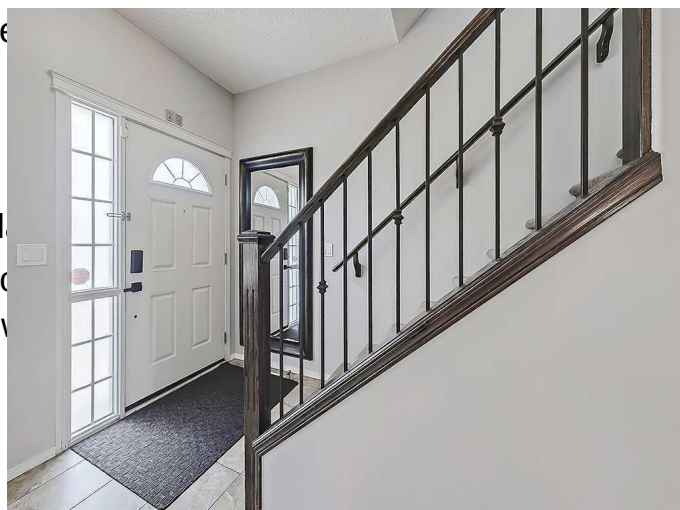
Amenities

Amenities	Playground
Parking Spaces	2

Parking	Double Garage Detached, He
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Isl
Appliances	Dishwasher, Dryer, Electric Refrigerator, Washer, Window
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	33
Zoning	R-G
HOA Fees	181
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.