

# \$480,000 - 246 Cramond Court Se, Calgary

MLS® #A2228854

**\$480,000**

2 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

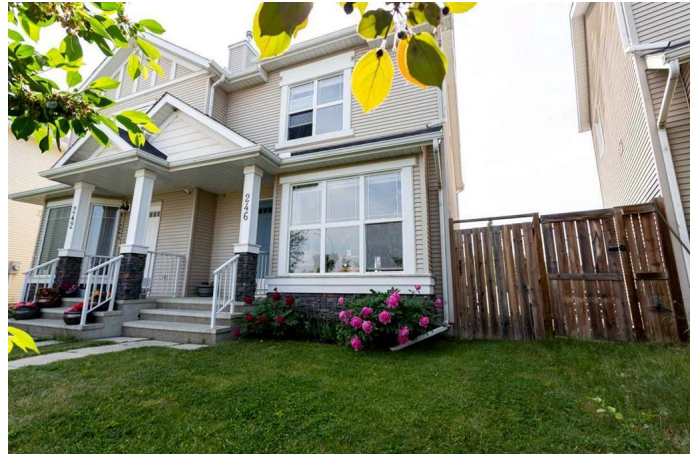
\*\*\*massive price reduction\*\*\* Welcome to this beautifully maintained family home in the desirable community of Cranston. This lovely 2 bedroom semi-detached home is located on a quite cul-de-sac near schools, shopping, parks and has quick access to Stoney Trail and Deerfoot for those who commute. Inside this meticulously cared for home you'll find newer vinyl flooring throughout the main floor and newer appliances. The roof, HVAC, Water Heater and Water Softener were also all replaced in 2022. The home has a large living/dining room area. The updated kitchen has a big island and pantry for great storage and prep space. The carpeted upper level has 2 generously sized bedrooms. The primary bedroom has his and hers closets while the 2nd bedroom has a walk in. The 4pc bathroom has a large vanity, soaker tub and separate stand up shower. The basement is a great place to add your own value. Large windows make it an excellent option for a 3rd bedroom and living area. The private back yard is massive with a big deck area, place for a fire pit and access to the back lane. Don't wait on this one. Call your favorite realtor and book a showing today!

Built in 2005

## Essential Information

MLS® #                      A2228854

Price                         \$480,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,222                  |
| Acres          | 0.06                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 246 Cramond Court Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1J8              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | None, On Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 10th, 2025  
Days on Market                74  
Zoning                              R-G  
HOA Fees                         175  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    REMAX ACA Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.