

# \$528,000 - 31 Cramond Green Se, Calgary

MLS® #A2240631

**\$528,000**

3 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

**RARE SEMI-DETACHED BUNGALOW |  
RENOVATED | OVERSIZED DOUBLE  
GARAGE | WALKABLE TO AMENITIES!**

This beautifully renovated home has an excellent location within the community, across the street from a playground and easy walking distance to an abundance of amenities including parks, playgrounds, sports fields, the Cranston Residents Association at Century Hall, the pond and pathway system, numerous schools and the shops, services and restaurants at Cranston Market. This family-friendly community also boasts quick access to the main thoroughfares of Deerfoot TR, Stoney TR and the 22X.

This property has a very functional floor plan with plenty of living space and storage. The main level greets you with an inviting entry opening to the spacious living room that is wonderfully comfortable and features bright windows overlooking the playground and greenspace. The dining area is adjacent to the kitchen that offers quartz countertops, herringbone tile backsplash, full stainless steel appliance package including a gas stove, double undermount Blanco silgranite sink, sleek flat panel cabinets and cupboards, corner pantry and a breakfast bar with pendant lighting. The main level is completed with a full 4-piece bathroom and 2 generous bedrooms including the primary suite with patio doors leading to the massive multi-level deck and



back yard space.

The lower level boasts a smart layout with a spectacular 3-piece bathroom featuring a massive, custom full-tile walk-in shower, a huge recreation/games room, dedicated laundry room with built-in cabinets, storage room and a huge 13'11" x 13'10" bedroom with a full room width walk-in closet.

The property also boasts an oversized 25'3" x 19'3" double garage that is drywalled, insulated and has 240V power.

The list of upgrades and additional features includes wood grain plank tile on the main level, updated light fixtures throughout the home, California shutters in the second and third bedrooms, in-window patio door blinds, full kitchen renovation, huge multi-level deck (2018) built with treated lumber and featuring a pergola, rolling garden box and BBQ canopy, newer furnace (2024) and water heater (2021), water softener and much more. Welcome Home.

Built in 2005

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2240631               |
| Price          | \$528,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 890                    |
| Acres          | 0.07                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 31 Cramond Green Se |
| Subdivision | Cranston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 1J8             |

## Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Party Room, Picnic Area, Playground, Recreation Facilities                                 |
| Parking Spaces | 2                                                                                                           |
| Parking        | Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated, Oversized |
| # of Garages   | 2                                                                                                           |

## Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Water Softener, Window Coverings                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                                |
| Cooling           | None                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                         |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stone, Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 38              |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

Listing Details

Listing Office                      CIR Realty

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.