

# \$498,800 - 276 Cramond Close Se, Calgary

MLS® #A2259407

**\$498,800**

3 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

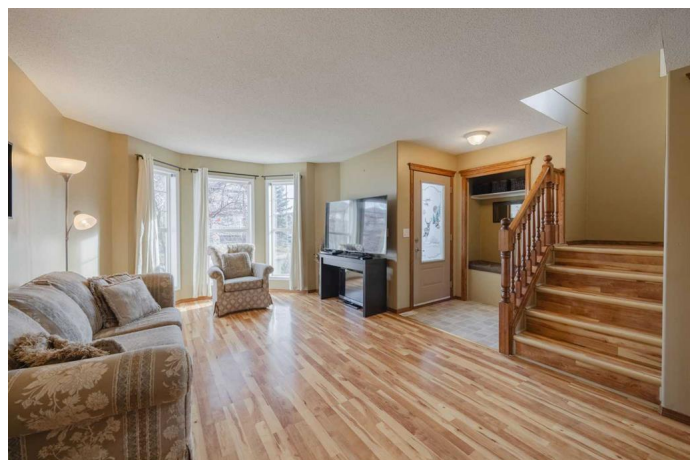
INCREDIBLE VALUE in a WONDERFUL COMMUNITY! This delightful three-bedroom home is located in the highly sought-after neighborhood of Cranston. Perfect for both family living and entertaining, the open-concept main floor feels bright and spacious thanks to its numerous windows and east-west exposure. Upstairs, the primary bedroom offers a large walk-in closet, while the two additional bedrooms provide plenty of space for everyone. A full bathroom completes this well-designed upper level and the undeveloped lower level is ready to become a family / media room, extra bedroom, home office, and an additional bathroom. The sunny backyard and deck create an ideal space for barbecues, cozy firepits, and all your outdoor fun. Youâ€™ll quickly see why Cranston is one of Calgaryâ€™s favorite communities. There's a fantastic Community Center, excellent schools, parks, walking paths, shops, restaurants, and close access to Fish Creek Provincial Park. Plus, with Deerfoot and Stoney Trails nearby, commuting and running errands are a breeze. Live the lifestyle your family deserves. Make this one yours before someone else does!

Built in 2002

## Essential Information

MLS® #                      A2259407

Price                        \$498,800



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,131       |
| Acres          | 0.07        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 276 Cramond Close Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1E2              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Parking Pad, Off Street |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Breakfast Bar, Ceiling Fan(s) |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Electric Range                               |
| Heating           | Forced Air                                                                                            |
| Cooling           | None                                                                                                  |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full                                                                                                  |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Fire Pit                               |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 49                |
| Zoning         | R-G               |
| HOA Fees       | 190               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR 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.