\$849,900 - 233 Cranarch Common Se, Calgary

MLS® #A2261633

\$849,900

3 Bedroom, 3.00 Bathroom, 2,362 sqft Residential on 0.11 Acres

Cranston, Calgary, Alberta

OPEN HOUSE: Nov 22 & Nov 23 - 12PM -2PM | Welcome to 233 Cranarch Common SEâ€"where modern sustainability meets elevated style in one of Calgary's most desirable communities. This former show home is a standout CORNER-LOT property in Cranston, offering exceptional curb appeal with its EIFS STUCCO exterior and a host of thoughtful upgrades throughout. Designed for future-ready living, this NET-ZERO home features TRIPLE-PANE WINDOWS and rooftop SOLAR PANELS that make it up to 90% more energy-efficient than the average home in the area, delivering substantial savings and year-round comfort. Inside, the sunlit open-concept layout flows seamlessly from the UPGRADED KITCHENâ€"with quartz countertops, stainless-steel appliances, and a walk-through pantryâ€"to the spacious living and dining areas, all framed by serene park views. Step outside to your private, XERISCAPED Zen backyardâ€"an entertainer's dream and a peaceful retreat with a developed deck perfect for relaxing or hosting. Upstairs, the generous primary suite offers two walk-in closets and a spa-inspired ensuite with dual sinks, a deep soaking tub, and a separate shower. Two additional bedrooms, a full bath, and a bonus room wired for surround sound provide ample space for family, guests, or work-from-home flexibility. The finished basement adds even more versatility, ideal for a gym, playroom, office, or media lounge. With direct access to Cranston







Ridge's scenic trails and mountain views, plus proximity to South Health Campus, Seton YMCA, top schools, and shopping, this location blends tranquility with convenience. And with the Green Line LRT under construction, your investment here is poised to grow. Whether you're a growing family, professional couple, or savvy investor, this is your chance to own a high-performance home that's built for comfort, connection, and long-term value. Don't miss outâ€"book your showing today and experience the future of living at 233 Cranarch Common SE.

Built in 2011

Essential Information

MLS® # A2261633 Price \$849,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,362 Acres 0.11 Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 233 Cranarch Common Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M1M3

Amenities

Amenities Community Gardens, Dog Park, Park, Playground

Parking Spaces

Parking Double Garage Attached

5

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Wired

for Sound

Appliances Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator,

Washer, Water Purifier, Water Softener

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony, Garden, Other, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Low

Maintenance Landscape, Yard Lights

Roof Asphalt Shingle

Construction Stucco, Wood Frame, See Remarks

Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2025

Days on Market 48

Zoning R-G

HOA Fees 190

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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