22 Cramond Crescent SE

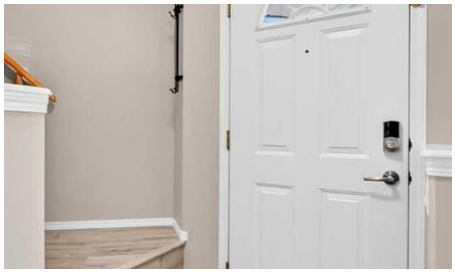
Calgary | Active | MLS® A2341689

$559,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1999**	**1,368 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grassroots Realty Group

A closer look

Welcome to this beautifully renovated home in the heart of Cranston, where the major upgrades have already been taken care of for you! Featuring a NEW ROOF, HEATED GARAGE, FLOORING, COUNTERTOPS AND BACKSPLASH - all completed in 2025 - plus a new HOT WATER tank in 2024, this home offers peace of mind and modern style from top to bottom.

Step inside and you're welcomed by a spacious and inviting living room, complete with a cozy gas fireplace - the perfect place to relax or entertain. The living room flows seamlessly into the impressive chef's kitchen, featuring a gas stove, beautiful countertops, plenty of counter space and a convenient pantry for all your storage needs.

The main level is completed by a 2-piece bathroom with an updated vanity and the added convenience of main-floor laundry, eliminating the hassle of carrying laundry up and down the stairs.

Upstairs, you'll find a fantastic primary bedroom complete with a 3-piece ensuite and walk-in closet, along with two additional bedrooms that are perfect for children, guests or a home office. A 4-piece bathroom completes the upper level.

The fully finished basement offers plenty of flexibility and tons of storage, providing the perfect space for a future theatre room, additional living area, kids' playroom or whatever suits your family's needs.

Outside, enjoy your private backyard featuring a spacious deck and included gazebo - a great spot to relax and enjoy the warmer months. The double detached heated garage is a standout feature, complete with a gas line and 220V power, making it an ideal space for vehicles, hobbies or additional workspace.

With the big-ticket upgrades already completed, AIR CONDITIONING a fantastic layout and a heated garage, this Cranston beauty is ready for its next family. Come check it out today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341689
Bedrooms	3
Bathrooms	3
Year Built	1999
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,368 sq. ft.
Main Level Finished Area:	695 sq. ft.
Upper Level Finished Area:	673 sq. ft.
Below Grade Finished Area:	373 sq. ft.
Acreage:	No
Lot Area:	3,046 sq. ft.
Lot Frontage:	28'2"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1999 (Age: 27)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0010522
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Southeast
Community:	Cranston
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Central Vac with all attachments
Restrictions:	None Known
Main Floor	Living Room · 14'11" × 14'5" ·
Main Floor	Dining Room · 12'9" × 10'9" ·
Main Floor	Kitchen · 12'8" × 10'11" ·
2nd Floor	Bedroom · 10'10" × 9'3" ·

2nd Floor	Bedroom - Primary · 14'5" × 10'8" ·
2nd Floor	Bedroom · 10'10" × 9'4" ·
Basement	Game Room · 20'11" × 13'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Gazebo, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/22-cramond-crescent-se-calgary-a2341689/

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