35 Cranleigh Drive SE

Calgary | Active | MLS® A2349966

$648,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2004**	**2,117 sq. ft.**

Your next move starts with a conversation.

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Listed by MaxWell Capital Realty

A closer look

Welcome to your new home in the heart of Cranston! Offering over 2,100 sq ft of well designed living space, this home presents an incredible opportunity to personalize and add value in one of Calgary's most sought after communities. You are welcomed by a vaulted front entry that creates a bright and open first impression. The main floor features hardwood and granite finishes, a spacious kitchen with a central island and ample counter space, and a functional layout that flows into the inviting living room with a cozy gas fireplace. A convenient mudroom adds everyday practicality for busy families. Upstairs, you'll find three generous bedrooms and 2.5 baths, including a large primary suite complete with a walk-in closet and ensuite. Elegant iron spindle railings add a timeless architectural touch throughout the home. The basement is undeveloped and ready for your vision, whether you're looking to expand your living space or create a custom design tailored to your needs. While the home would benefit from some updates and cosmetic improvements, it offers solid bones, a fantastic layout, and exceptional potential for the right buyer to make it their own. The double attached garage provides ample parking and storage. Located just steps from Cranston's schools, parks, pathways, skating rinks, and community centre, and close to shopping, South Health Campus, and the YMCA. Nature lovers will appreciate the nearby wetlands, Bow River, Fish Creek Park, and Cranston Ridge. Quick access to Deerfoot and Stoney Trail makes commuting easy. A great opportunity to get into a premium location and build equity don't miss your chance to unlock the full potential of this home. House needs alot of TLC.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349966
Bedrooms	3
Bathrooms	3
Year Built	2004
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:	2,117 sq. ft.
Main Level Finished Area:	974 sq. ft.
Upper Level Finished Area:	1,143 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,187 sq. ft.
Lot Frontage:	37'7"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	5
Year built:	2004 (Age: 22)
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:	0311161
Heating:	Central, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Bath, Gas, Living Room, See Remarks
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	See Remarks
HOA Fee:	$175.00
City Quadrant:	Southeast
Community:	Cranston
Amenities:	Park, Parking, Picnic Area, Playground
Appliances:	See Remarks
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 17'1" × 13'9" ·
Main Floor	Living Room · 17'5" × 15'1" ·
Upper Level	Bedroom · 13'1" × 10'6" ·
Upper Level	Bedroom · 15'9" × 14'1" ·
Upper Level	Bedroom · 13'1" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Sidewalks, Street Lights
Interior Features:	Chandelier, Double Vanity, Kitchen Island, Vaulted Ceiling(s)
Exterior Features:	Other

Patio And Porch Features:	Other
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-cranleigh-drive-se-calgary-a2349966/

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