

\$534,000 - 23 Cramond Circle Se, Calgary

MLS® #A2265076

\$534,000

4 Bedroom, 3.00 Bathroom, 1,503 sqft

Single Family on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to 23 Cramond Circle SE, a warm and welcoming 4-bedroom family home tucked into a quiet street in Cranston, one of Calgary's most popular southeast communities. Perfect for young families or move-up buyers, this home blends everyday comfort with the lifestyle you've been searching for. Step inside to a bright, open main floor designed for connection with hardwood floors, large windows, and a spacious kitchen with maple cabinetry, stainless-steel appliances, and a generous island with seating. Whether it's homework at the counter or weekend brunch with friends, this space makes family life easy. Upstairs you'll find three comfortable bedrooms including a primary suite with walk-in closet and full ensuite, plus convenient upper-floor laundry. The professionally finished basement offers a large rec room, a fourth bedroom, and room for play, work, or guests a layout that grows with your family. Outside, enjoy a sunny, fenced backyard with a large deck and gazebo (included with the home) and massive green space, perfect for kids, pets, and summer evenings. There's even room for a future double garage. Let's not forget that the hot water tank was replaced in Sept 2022 (and includes a 12 year warranty), and the roof was redone in 2021. All of this in a walkable, family-focused community just minutes from parks, schools, pathways, Seton amenities, Fish Creek Park, and the Cranston Residents Association clubhouse. If you're



looking for a move-in-ready home with space to grow in one of Calgary’s best southeast neighbourhoods – this is the one. (id:6289)

Built in 2003

Essential Information

Listing #	A2265076
Price	\$534,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,503
Acres	0.07
Year Built	2003
Type	Single Family
Sub-Type	Freehold

Community Information

Address	23 Cramond Circle Se
Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M1E3

Amenities

Amenities	Park, Playground, Schools, Shopping, Recreation Centre
Features	PVC window, Level, Parking
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office MaxWell Canyon Creek



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