

# \$490,000 - 246 Cramond Court Se, Calgary

MLS® #A2228854

**\$490,000**

2 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

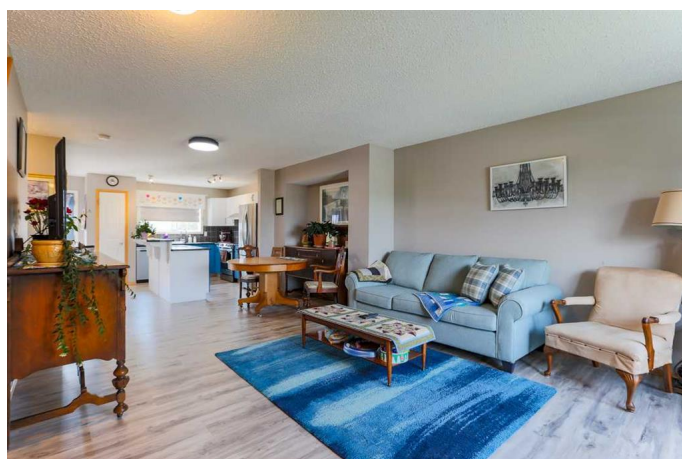
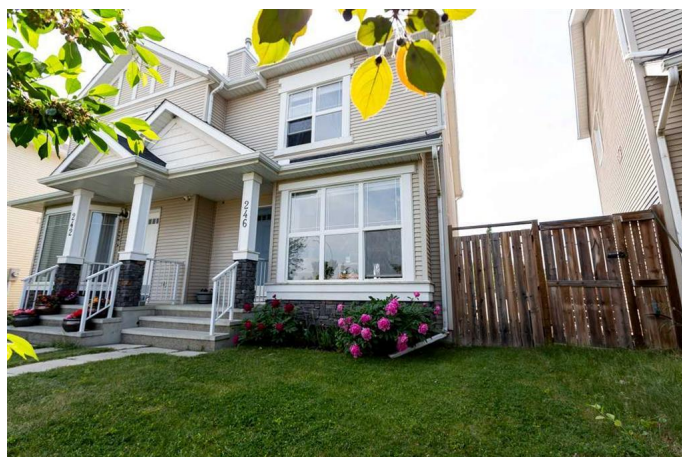
\*\*\*massive price reduction\*\*\* Welcome to this beautifully maintained family home in the desirable community of Cranston. This lovely 2 bedroom semi-detached home is located on a quite cul-de-sac near schools, shopping, parks and has quick access to Stoney Trail and Deerfoot for those who commute. Inside this meticulously cared for home you'll find newer vinyl flooring throughout the main floor and newer appliances. The roof, HVAC, Water Heater and Water Softener were also all replaced in 2022. The home has a large living/dining room area. The updated kitchen has a big island and pantry for great storage and prep space. The carpeted upper level has 2 generously sized bedrooms. The primary bedroom has his and hers closets while the 2nd bedroom has a walk in. The 4pc bathroom has a large vanity, soaker tub and separate stand up shower. The basement is a great place to add your own value. Large windows make it an excellent option for a 3rd bedroom and living area. The private back yard is massive with a big deck area, place for a fire pit and access to the back lane. Don't wait on this one. Call your favorite realtor and book a showing today!

Built in 2005

## Essential Information

MLS® # A2228854

Price \$490,000



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,222
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	246 Cramond Court Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1J8

### Amenities

Amenities	None
Parking Spaces	1
Parking	On Street, None

### Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 10th, 2025  
Days on Market        40  
Zoning                      R-G  
HOA Fees                  175  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            REMAX ACA Realty

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