

# \$599,900 - 936 Cranston Drive Se, Calgary

MLS® #A2193781

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,642 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Investor special! Original price 674,900, price reduced to sell!! Motivated seller !1 Welcome to this stunning 1641 sq. ft. home in Cranston, featuring three bedrooms and two and a half bathrooms. The main floor boasts an open living area with large windows and fireplace , perfect for soaking up natural light and fresh air. The spacious kitchen is equipped with an island and pantry. A half bathroom and laundry/mud room complete this level.

Upstairs, you'll find a fantastic bonus room ideal for relaxing with family and friends three bedrooms and a full washroom, including the primary suite with a walk-in closet and ensuite bathroom. The main and upper floor including stairs finished with laminate flooring .

The basement has illegal suite is perfect for bigger family , featuring a spacious living area, open kitchen, full bathroom, and a generously sized bedroom with its own closet.

The backyard with nice deck is perfect for summer gatherings, while the attached garage provides sheltered parking and a convenient driveway offers additional parking space.

Located in the desirable neighbourhood of Cranston, this home offers the perfect blend of comfort, space, and community. Cranston is known for its scenic views, parks, trails, shopping centres and schools making it an ideal choice for families and outdoor



enthusiasts. The roof will be replaced by the seller before possession.

Built in 2004

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2193781    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,642       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 936 Cranston Drive Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1E3               |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Storage                          |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 1                                |

### **Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s)                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air                                                                      |

|                 |                       |
|-----------------|-----------------------|
| Cooling         | None                  |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Gas, Family Room      |
| Has Basement    | Yes                   |
| Basement        | Finished, Full, Suite |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Brick, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 62                  |
| Zoning         | R-G                 |
| HOA Fees       | 180                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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