

# \$544,900 - 186 Cranberry Close Se, Calgary

MLS® #A2242079

**\$544,900**

3 Bedroom, 3.00 Bathroom, 1,159 sqft

Residential on 0.08 Acres

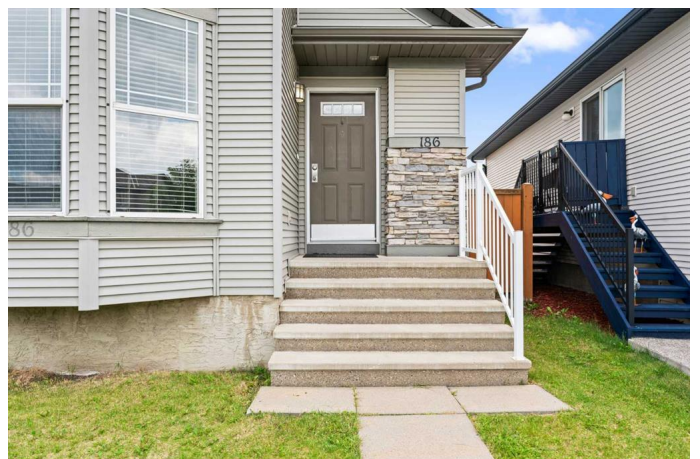
Cranston, Calgary, Alberta

This inviting 3-bedroom, 2.5-bathroom home is the perfect opportunity for first-time buyers or young families looking to settle into one of Calgary's most sought-after communities. Offering over 1,400 square feet of developed living space including a fully finished basement, this property combines comfort, function, and value.

Step inside to a bright and welcoming main floor featuring large bay windows that fill the space with natural light, BRAND NEW waterproof LVP flooring, and a cozy gas fireplace that anchors the living area. The open dining space flows seamlessly into the kitchen, which has been refreshed with brand new stainless steel appliances (2025) and offers ample cabinet storage with a centre island for added prep space.

Upstairs you'll find three well-sized bedrooms, including a spacious primary suite with charming bay windows and great natural light. The lower level is fully finished and offers flexibility for a family room, home office, or guest area.

Outside, enjoy the large south-facing backyard, perfect for outdoor entertaining or relaxing in the sun. A detached double garage provides secure parking and additional storage. Recent updates include a new roof (2022) and newer washer and dryer (2023).



Located on a quiet street and close to parks, schools, and major routes, this is a fantastic opportunity to own a well-maintained home in a vibrant, established neighbourhood. While thereâ€™s room to make it your own over time, the home has been cared for and shows with pride of ownership.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242079    |
| Price          | \$544,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,159       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 186 Cranberry Close Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0B5                |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Park, Recreation Facilities, Recreation Room |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Detached, Off Street           |
| # of Garages   | 2                                            |

**Interior**

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage                         |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                        |
| Cooling           | None                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                                               |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                 |

## Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                                 |
| Lot Description   | Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Level, Low Maintenance Landscape, Standard Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                              |
| Construction      | Stone, Vinyl Siding                                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 28              |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.