

# \$614,900 - 180 Cranberry Circle Se, Calgary

MLS® #A2264083

**\$614,900**

3 Bedroom, 4.00 Bathroom, 1,624 sqft  
Residential on 0.08 Acres

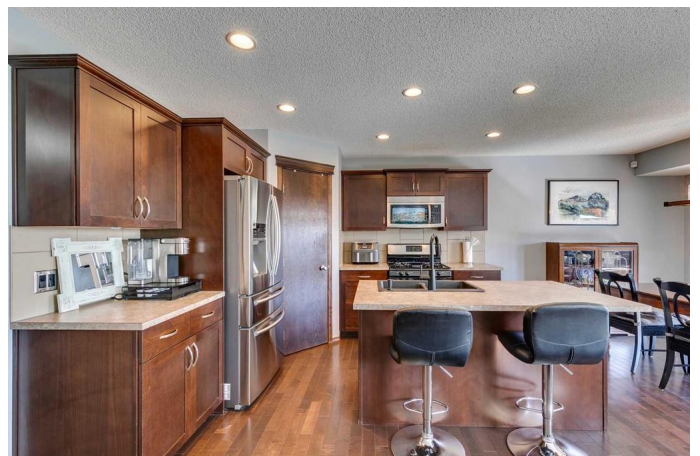
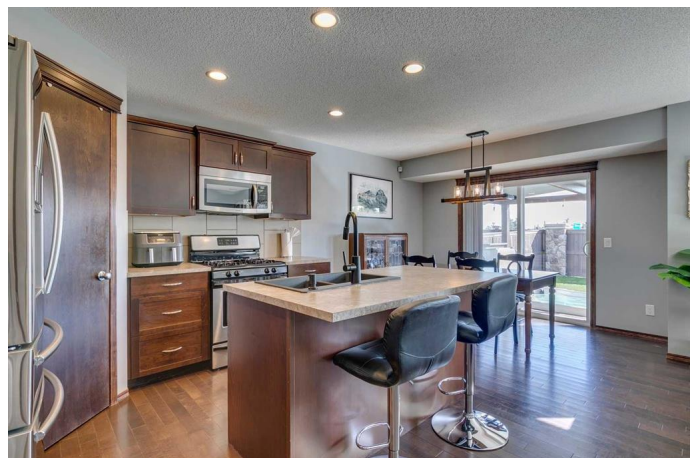
Cranston, Calgary, Alberta

Meet “CLARA” - OPEN HOUSE:  
Sunday, Oct 19 (12-2 PM) - CENTRAL A/C,  
NEW HOT TUB, GEMSTONE LIGHTS,  
HEATED GARAGE - Step inside this  
beautifully maintained home featuring  
hardwood floors and a functional main floor  
layout designed for everyday living. The  
kitchen offers an eating bar, corner pantry, and  
GAS RANGE”perfect for cooking and  
gathering. The living room invites relaxation  
with a cozy gas fireplace and built-in ceiling  
speakers, while CENTRAL A/C keeps the  
entire home comfortable year-round.

Upstairs, you’ll find three spacious  
bedrooms and a convenient laundry room. The  
primary suite impresses with its large size, a  
4-piece ensuite, and a walk-in closet. The  
second bedroom features a charming BAY  
WINDOW and its own walk-in closet, while the  
third bedroom is generously sized. These  
bedrooms share access to a full 4-piece  
bathroom.

The newly & professionally finished basement  
(completed in 2022) adds even more living  
space, with sleek vinyl flooring, pot lights, and  
a stylish 3-piece bathroom featuring classic  
subway tile.

The HEATED GARAGE”complete with its  
own furnace”ensures comfort and  
practicality through Calgary winters. Outside,  
enjoy GEMSTONE lights surrounding the



home, a bright south-facing backyard, and a two-tier deck ideal for entertaining. The new 2024 HOT TUB (still under warranty) sits beneath a beautifully lit PERGOLA, creating a perfect evening retreat.

Located just steps from Sobeys, local pubs, banks, and schools, and only five minutes from the South Health Campus and all the amenities of Seton, this home combines convenience, comfort, and thoughtful upgrades throughout.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264083    |
| Price          | \$614,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,624       |
| Acres          | 0.08        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 180 Cranberry Circle Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0M1                 |

**Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry                                                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | Central Air                                                                                                                  |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full                                                                                                               |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                       |
| Lot Description   | Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stone, Vinyl Siding                                          |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 190                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Renzo Real Estate Inc. |
|----------------|------------------------|

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.