

# \$879,900 - 233 Cranarch Common Se, Calgary

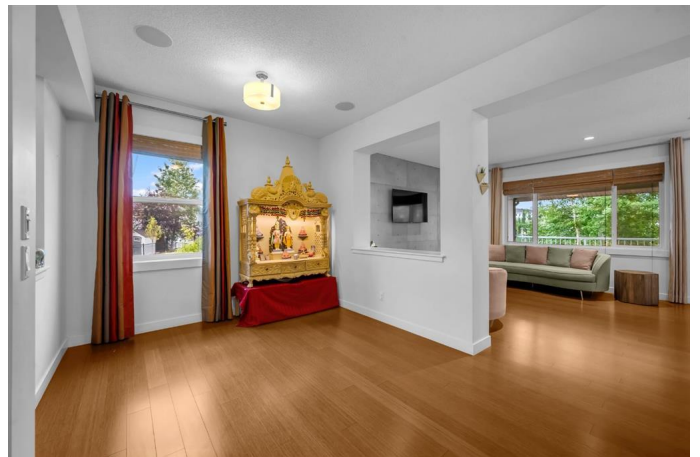
MLS® #A2261633

**\$879,900**

3 Bedroom, 3.00 Bathroom, 2,362 sqft  
Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to 233 Cranarch Common SE—where modern sustainability meets elevated style in one of Calgary’s most desirable communities. This former show home is a standout corner-lot property in Cranston, offering exceptional curb appeal with its EIFS stucco exterior and a host of thoughtful upgrades throughout. Designed for future-ready living, this net-zero home features triple-pane windows and rooftop solar panels that make it up to 90% more energy-efficient than the average home in the area, delivering substantial savings and year-round comfort. Inside, the sunlit open-concept layout flows seamlessly from the upgraded kitchen—with quartz countertops, stainless-steel appliances, and a walk-through pantry—to the spacious living and dining areas, all framed by serene park views. Step outside to your private, xeriscaped Zen backyard—an entertainer’s dream and a peaceful retreat with a developed deck perfect for relaxing or hosting. Upstairs, the generous primary suite offers two walk-in closets and a spa-inspired ensuite with dual sinks, a deep soaking tub, and a separate shower. Two additional bedrooms, a full bath, and a bonus room wired for surround sound provide ample space for family, guests, or work-from-home flexibility. The finished basement adds even more versatility, ideal for a gym, playroom, office, or media lounge. With direct access to Cranston Ridge’s scenic trails and mountain views, plus proximity to South Health Campus, Seton



YMCA, top schools, and shopping, this location blends tranquility with convenience. And with the Green Line LRT under construction, your investment here is poised to grow. Whether you're a growing family, professional couple, or savvy investor, this is your chance to own a high-performance home that's built for comfort, connection, and long-term value. Don't miss out—book your showing today and experience the future of living at 233 Cranarch Common SE.

Built in 2011

**Essential Information**

MLS® #	A2261633
Price	\$879,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,362
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	233 Cranarch Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1M3

**Amenities**

Amenities	Community Gardens, Park, Playground, Dog Park
Parking Spaces	5

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Wired for Sound
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Water Softener
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Other, Private Yard, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Low Maintenance Landscape, Yard Lights
Roof	Asphalt Shingle
Construction	See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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