

# \$579,900 - 132 Cranston Gate Se, Calgary

MLS® #A2260217

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,472 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

Get ready to be amazed! This absolutely stunning duplex with the single oversize garage is located on a tranquil street situated directly across from a picturesque park and conveniently within walking distance of local schools. This property boasts over 1400 sqft of exquisite living space; this gem features 3 spacious bedrooms and 2.5 beautifully designed bathrooms.

As you enter the open-concept main floor, you are greeted by stunning maple hardwood flooring that elegantly flows through the living spaces, enhancing the warmth and character of the home. A wall of thoughtfully placed west-facing windows in the living room invites an abundance of natural light, creating a bright and inviting atmosphere.

The chef's kitchen is a dream come true, boasting lavish quartz countertops, a stylish island ideal for entertaining, and a sleek stainless steel appliance package. With white acrylic cabinets and a corner pantry, you'll have everything you need right at your fingertips. The adjoining dining area is perfect for family gatherings or dinner parties!

The upper level features 3 bedrooms with an ample Primary with their own 4-piece ensuite bathrooms, a large walk-in closet and a small office desk conveniently located between bedrooms.

The west-facing backyard is a sun-soaked oasis, meticulously maintained and fully fenced for privacy. It features a spacious, well-constructed patio that is perfect for



entertaining or unwinding on warm summer days. This outdoor retreat offers ample space for dining, lounging, and enjoying outdoor activities. Schedule your personal viewing today to explore this remarkable property.Â

Built in 2011

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260217               |
| Price          | \$579,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,472                  |
| Acres          | 0.08                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 132 Cranston Gate Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M0Z5               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Quartz Counters |
|-------------------|----------------------------------------------------------|

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating      | Forced Air, Natural Gas                                                                                    |
| Cooling      | None                                                                                                       |
| Fireplaces   | None                                                                                                       |
| Has Basement | Yes                                                                                                        |
| Basement     | Full, Unfinished                                                                                           |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Irregular Lot, Landscaped       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 12                   |
| Zoning         | R-2M                 |
| HOA Fees       | 185                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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.