

# \$775,000 - 11 Cranleigh Close Se, Calgary

MLS® #A2233067

**\$775,000**

4 Bedroom, 3.00 Bathroom, 2,207 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

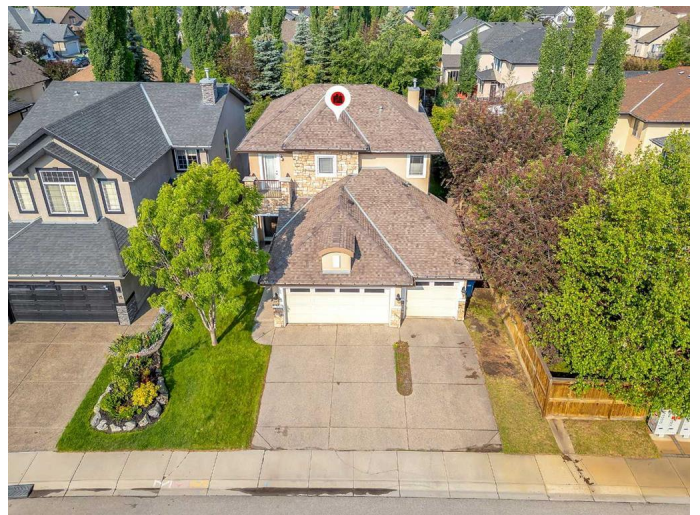
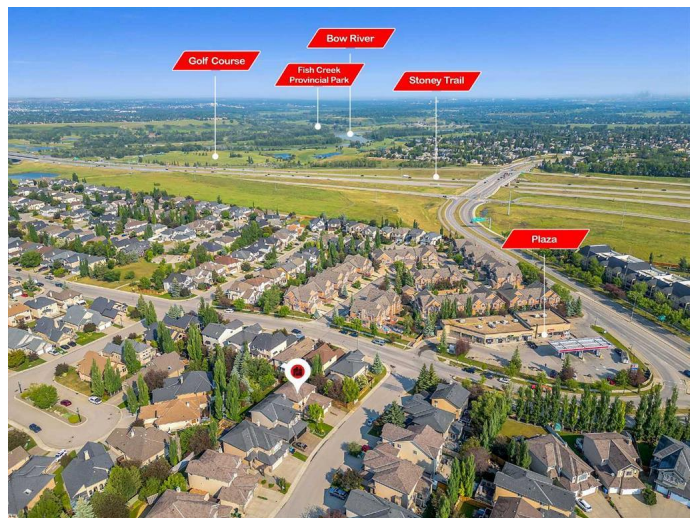
NEAR \$80,000 BELOW CITY ASSESSMENT  
VALUE | JUDICIAL COURT-ORDERED SALE  
| FRONT ATTACHED TRIPLE CAR GARAGE  
| DESIRABLE NEIGHBOURHOOD | WEST  
FACING BACKYARD |

Introducing 11 Cranleigh Close SE—a home with exceptional potential, perfectly situated on a peaceful, established street in the highly sought-after Cranston community. This spacious residence offers 4 bedrooms up and 2.5 bathrooms up, including a triple car attached garage, and is beautifully positioned on a landscaped lot with a large rear deck—ideal for outdoor entertaining.

The thoughtfully designed floor plan features a formal dining area, along with an open-concept kitchen and living room awash with natural light through large windows. Upstairs, you'll find four inviting bedrooms, including a primary suite with a private ensuite.

Conveniently located near schools, shopping, and all the amenities that make Cranston one of Calgary's most desirable neighbourhoods, this property offers an excellent opportunity for buyers and investors seeking a prime location.

Please note that interior access is not available. All measurements and details are based on previous MLS data.



Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233067    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,207       |
| Acres          | 0.12        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11 Cranleigh Close Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1H6               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | Other       |
| Has Basement      | Yes         |
| Basement          | See Remarks |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Garden, Private Yard                               |
| Lot Description   | Back Yard, Garden, Lawn, Rectangular Lot, City Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Brick, Stone, Stucco                               |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 4               |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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