

# \$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

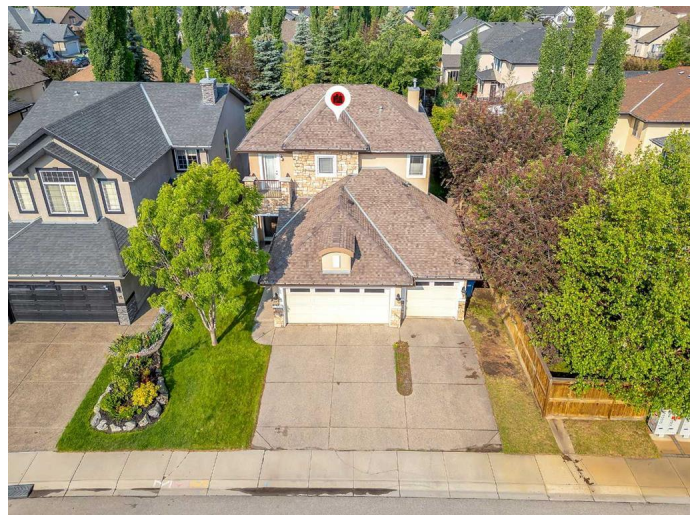
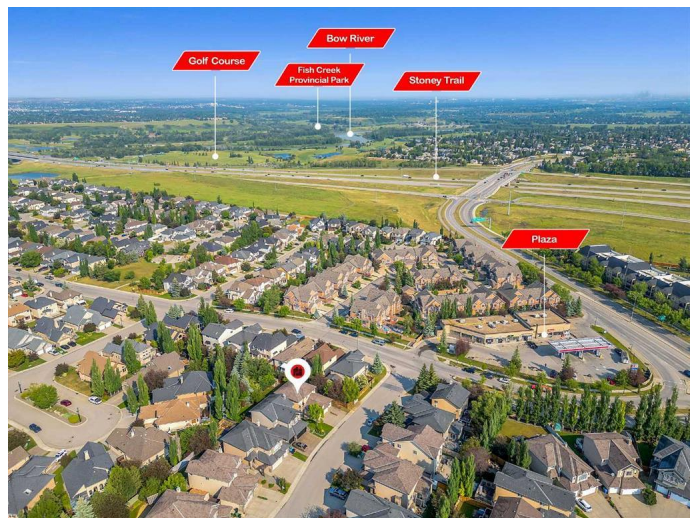
NEAR \$80,000 BELOW CITY ASSESSMENT  
VALUE | JUDICIAL COURT-ORDERED SALE  
| FRONT ATTACHED TRIPLE CAR GARAGE  
| DESIRABLE NEIGHBOURHOOD | WEST  
FACING BACKYARD |

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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