

\$449,000 - 2404, 42 Cranbrook Gardens Se, Calgary

MLS® #A2080364

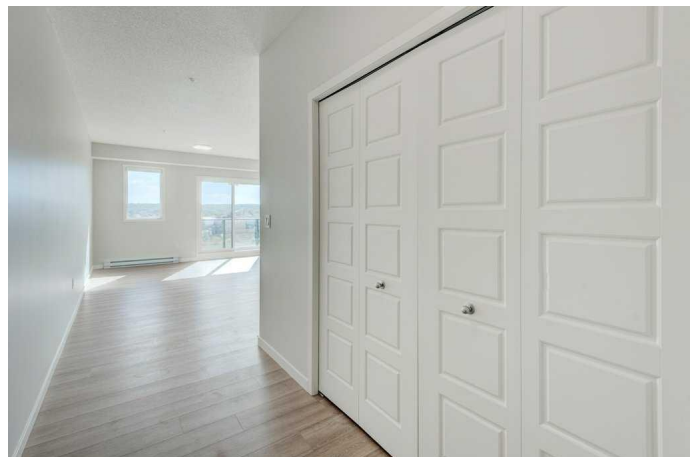
\$449,000

2 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

INTRODUCING RIVERSTONE MANOR, IN THE EXCLUSIVE COMMUNITY OF RIVERSTONE IN CRANSTON, CALGARY. BUILT BY "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING, 4 YEARS RUNNING! BRAND NEW "L4" unit with notable features. You will feel right at home in this well thought-out 1,089.71 RMS sq.ft. (1160 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring, LVT flooring, Low E triple glazed windows, electric baseboard heating, BBQ gas line on the balcony, Fresh Air System (ERV) and so much more. Super bright TOP FLOOR SW CORNER UNIT with UNOBSTRUCTED VIEWS OF THE POND. The kitchen is expansive with soft close drawers, full height cabinets, quartz counters, and S/S appliances. Peering over the island with built-in eating area is the spacious living room, perfect for movie nights and entertaining. The primary bedroom is gorgeous with spa-like ensuite and massive walk-in closet. Large laundry & storage closet is well planned out, definitely a must see. 1 titled underground parking stall, 1 titled surface parking stall & storage locker INCLUDED, WOW. Strategically located steps from the beautiful Bow River, adjacent to the scenic wet pond, access to Cranston's Resident's Association and many other bespoke amenities. PET FRIENDLY COMPLEX - proposed possession is October 15, 2023 but can be earlier. VIRTUAL TOUR AVAILABLE!



Built in 2023

Essential Information

MLS® #	A2080364
Price	\$449,000
Sold Price	\$435,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2404, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X5

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Stall, Titled, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Flat, Membrane
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2023
Date Sold	November 1st, 2023
Days on Market	48
Zoning	DC
HOA Fees	470.40
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL BROKER
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