

\$224,000 - 308 Cranbrook Square Se, Calgary

MLS® #A2084314

\$224,000

1 Bedroom, 1.00 Bathroom, 517 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Zen in Cranston, where modern living meets natural beauty in Cranston's Riverstone, a one-of-a-kind community nestled alongside the Bow River. This brand new construction bungalow style townhome offers the perfect blend of contemporary design and functional living. Step inside this one-bedroom, one bathroom single-level gem and you'll immediately notice the impeccable craftsmanship and attention to detail. The kitchen boasts sleek quartz countertops and gleaming stainless steel appliances, creating a chef's dream space, with plenty of cabinets and counterspace and an eat-up island. The durable wood grain vinyl flooring throughout adds warmth and style to the open-concept living area. Well-sized bedroom with dual closets, full bathroom, full sized washer and dryer and plenty of additional storage closets. One assigned parking stall and bonus patio space; perfect for entertaining and enjoying your morning coffee while watching the sun rise. Zen townhomes by Avalon are EnerGuide certified with an energy efficient furnace, Energy Star rated vinyl dual glazed, argon filled low e windows, R15 Foam insulation below concrete floors and foundations protected with non-petroleum based waterproofing material. Situated in Cranston, you'll enjoy the best of both worlds: a tranquil neighborhood with easy access to the vibrant city. Nature enthusiasts will relish in the proximity to the River, offering endless opportunities for outdoor adventures and



leisurely strolls along picturesque walking paths. Whether you're a first-time buyer, downsizing, or seeking an investment property, this townhome at Zen in Cranston offers the perfect blend of modern living and natural serenity. Don't miss your chance to make this your new home sweet home with Fish Creek Park and the Bow River steps away, walking distance to schools, shopping, transit, amenities, year-round community centre and quick commuter access to the new South Health Campus Hospital, Stoney and Deerfoot Trail.

Built in 2022

Essential Information

MLS® #	A2084314
Price	\$224,000
Sold Price	\$220,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	517
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	308 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K8

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Baseboard, Electric
Cooling	None
Basement	None

Exterior

Exterior Features	Lighting
Lot Description	Low Maintenance Landscape, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
Date Sold	October 24th, 2023
Days on Market	18
Zoning	TBD
HOA Fees	498.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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