

# \$414,900 - 113 Cranbrook Square Se, Calgary

MLS® #A2105279

**\$414,900**

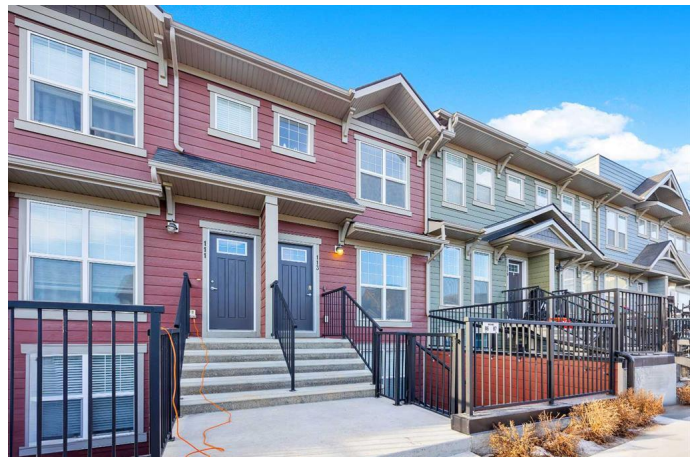
2 Bedroom, 3.00 Bathroom, 1,212 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Step into this contemporary and inviting townhome, with a modern open concept. Upon entering, you'll be greeted by an abundance of natural light, courtesy of several large windows on the main floor. Designed for seamless entertaining, the living room, dining room, and kitchen seamlessly flow into one another. The kitchen boasts an eat-in counter, a sizable island, and stainless steel appliances, catering to all your cooking needs. Adding convenience to the main floor is a half bath, easily accessible for visitors. The property also features a fully fenced and private backyard, ideal for entertaining, children, or pets. Maintenance concerns are addressed with built-in irrigation, and condo fees cover regularly scheduled yard care.

Head upstairs to discover the spacious master bedroom with a 3-piece ensuite bathroom. The convenience of laundry facilities in the upstairs living space adds to the appeal. The second level includes another bedroom and a full bathroom, providing the perfect spot to unwind in the tub after a long day. This unit comes with one assigned parking stall conveniently located, along with two visitor stalls and ample street parking nearby. Located in the welcoming community of Cranston, amenities are easily accessible, Deerfoot is only 3 minutes away, and schools are in close proximity. Explore the charm of the Riverstone area with sunset walks to a nearby pond, leading to the Bow River for fishing or a tranquil evening. A park just steps away adds



to the family-friendly atmosphere. This nearly new, move-in ready home eagerly awaits you to create lasting memories!

Built in 2019

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2105279      |
| Price          | \$414,900     |
| Sold Price     | \$414,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,212         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 113 Cranbrook Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M3E3                  |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Assigned, Off Street, Stall                   |

**Interior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Storage, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove,                                        |

|          |                                                     |
|----------|-----------------------------------------------------|
|          | Microwave, Microwave Hood Fan, Washer/Dryer Stacked |
| Heating  | Central, Natural Gas                                |
| Cooling  | Central Air                                         |
| Basement | None                                                |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt         |
| Construction      | Other           |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 2nd, 2024 |
| Date Sold      | March 15th, 2024   |
| Days on Market | 41                 |
| Zoning         | m-1                |
| HOA Fees       | 502.00             |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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