

\$269,400 - 309 Cranbrook Square Se, Calgary

MLS® #A2124012

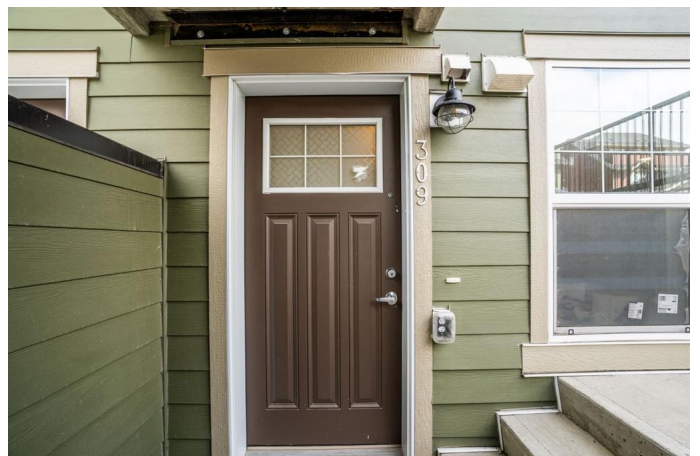
\$269,400

1 Bedroom, 1.00 Bathroom, 579 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Introducing a newly constructed, bungalow-style townhome in the serene Riverstone area of Cranston, right next to the Bow River. This single-story townhome features one bedroom and one bathroom, combining modern aesthetics with practical living. Upon entering, the craftsmanship and meticulous detail capture your attention. The kitchen is equipped with modern quartz countertops, stainless steel appliances, and an inviting island that doubles as a dining area. The home is floored with attractive, durable vinyl that mimics wood grain, enhancing the expansive feel of the open-plan layout. The bedroom is generously sized and includes dual closets, complemented by a full bathroom, a washer and dryer, and ample storage space. Included is an assigned parking space and a charming patio area, ideal for outdoor relaxation and morning coffees at sunrise. Zen townhomes by Avalon are built to high energy-efficient standards, featuring an advanced furnace, Energy Star-certified windows, and eco-friendly insulation materials. Located in Cranston, this townhome offers a peaceful environment with convenient city access. Outdoor enthusiasts will appreciate the close proximity to the river and scenic trails for walking and relaxation. This property is perfect for those entering the housing market, looking to downsize, or seeking a valuable investment. Enjoy proximity to Fish Creek Park, local schools, shopping centers, public transit, and essential amenities. This



townhome also provides easy access to major roadways and is near the new South Health Campus Hospital. A modern retreat that blends tranquility with urban convenience.

Built in 2022

Essential Information

MLS® #	A2124012
Price	\$269,400
Sold Price	\$260,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	579
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	309 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K8

Amenities

Amenities	Clubhouse
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	High Ceilings, No Animal Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer/Dryer
Heating	Baseboard

Cooling	None
Basement	None
Exterior	
Exterior Features	Playground
Lot Description	Other
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	May 23rd, 2024
Days on Market	35
Zoning	M-X1
HOA Fees	498.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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