

\$460,000 - 306 Cranbrook Square Se, Calgary

MLS® #A2125649

\$460,000

2 Bedroom, 3.00 Bathroom, 1,528 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

In Cranston's Riverstone, you're surrounded by greenery with quick access to The Bow River and Fish Creek Park. Step into this multi-level townhouse, which offers over 1500 sq. ft. of usable space. It's an ideal floor plan that provides a designated section for each of your daily routines. The main living room is open and airy with natural light beaming through. We have space for a formal dining room in the middle, which is adjacent to the 2-piece powder room. The bright white kitchen is located at the rear, and features: quartz countertops, stainless steel appliances, room for counter stools, plus a pantry. There's tons of prep space with no shortage of cabinets, it's great for those who enjoy cooking. From here you have direct access to the fully fenced backyard, and you'll also notice the brand new AIR CONDITIONER. Additional storage can be found in the utility closet and underneath the stairs. Heading up, the spacious primary bedroom is complete with dual closets, and a 3-piece ensuite which includes a standing shower plus vanity. Additionally we have a secondary bedroom, 4-piece bathroom, deep linen closet, and in-suite laundry with a stackable washer/dryer on this level too. Up on the third level, we have the best kept secret.. With a LOFT and ROOFTOP balcony! The loft is ideal for an office, play space, or gym. The private balcony allows you to soak up the sun, take in the serene views, and enjoy the seasons from Summer through Winter. This



unit comes with an assigned parking stall, thereâ€™s also tons of street parking and multiple visitor parking spots. You have full access to the Cranston Residents Association. Nearby: YMCA at Seton, South Health Campus, VIP Cineplex, Various Biking Paths, Walking Paths, Parks & More. Check out the virtual tour, and donâ€™t wait to experience ZEN living today.

Built in 2023

Essential Information

MLS® #	A2125649
Price	\$460,000
Sold Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	306 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3K8

Amenities

Amenities	Clubhouse, Park, Recreation Facilities
Parking Spaces	1

Parking	Assigned, Off Street, Stall
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Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Close to Clubhouse, Creek/River/Stream/Pond, Square Shaped Lot, Street Lighting, Private, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 12th, 2024
Days on Market	16
Zoning	M-1
HOA Fees	517.65
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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