

\$275,000 - 140 Cranbrook Square Se, Calgary

MLS® #A2136851

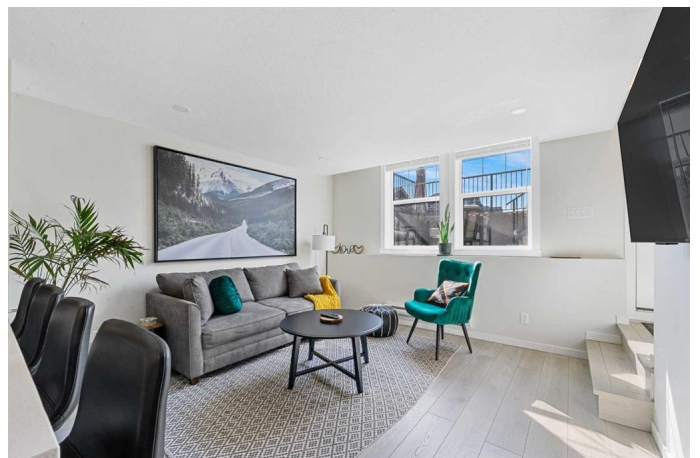
\$275,000

1 Bedroom, 1.00 Bathroom, 660 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Relax and make yourself at home in this single-level garden townhouse featuring a modern and stylish design with high-quality finishes throughout. Located in Cranston Riverstone, the condo is surrounded by natural beauty, including the Bow River, Fish Creek Park and numerous walking and biking trails. The South Health Campus and all amenities (pubs, restaurants, Movie Theatre and YMCA) are just a short drive in nearby Seton. A welcoming patio leads to the private entrance into the unit. Being an end unit, you'll appreciate the extra square footage compared to interior units in the complex with similar floor plans. The rooms are wider and much more spacious. The gourmet kitchen features a stainless appliance package, quartz counters, upgraded shaker-style cabinets and black hexagon tiled backsplash. The kitchen overlooks the sunny living room, making the space perfect for entertaining. At the rear of the home is the large bedroom with room for king sized bed, dual closets and space for a desk/workstation. The condo is complete with a full bathroom, in-suite laundry and extra storage in the utility room. Additional upgrades and features include knock-down ceilings throughout, a roughed-in water line behind the refrigerator, soft-shut cabinets/drawers in the kitchen and bathroom and matte black handles & hinges throughout the home. "Zen" Townhouse complexes, built by Avalon, are known for their high-quality, energy-efficient homes. The monthly condo fee for this unit is



only \$118 a month! The assigned parking stall is located right in front of the home. This complex is short-term rental friendly (with a City of Calgary Licence) and this unit has operated successfully as a top-rated AirBnB rental. Would also be an excellent investment and home for a first-time buyer!

Built in 2022

Essential Information

MLS® #	A2136851
Price	\$275,000
Sold Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	660
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Sold

Community Information

Address	140 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E3

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Electric
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 10th, 2024
Days on Market	10
Zoning	M-X1
HOA Fees	517.65
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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