

\$450,000 - 171 Cranbrook Square Se, Calgary

MLS® #A2153259

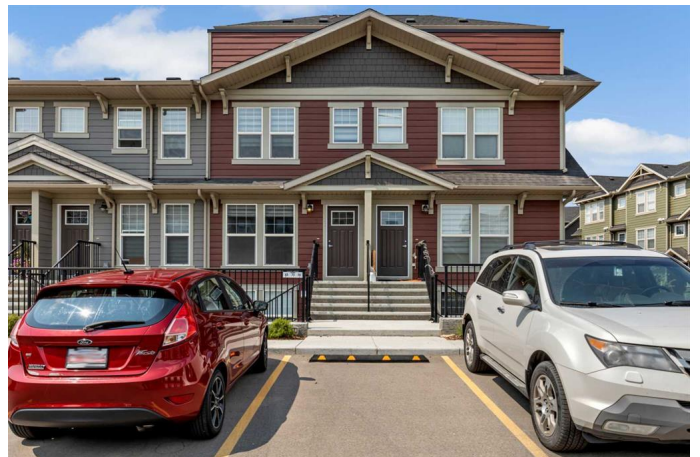
\$450,000

2 Bedroom, 3.00 Bathroom, 1,502 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

This is it! Exceptional price & value in this LIKE NEW 3 Storey townhouse condo nestled in the heart of Riverstone Cranston. Part of the Zen Urban family, this Avalon Master Built 2-bedroom home with just over 1500 sq ft (RMS) of living space, is located in a desirable part of the complex facing south east with panoramic views from the rooftop deck. Bright & functional kitchen features generous quartz counter space, stainless steel appliances, plenty of sleek cabinetry and a spacious center island. Main level features an open concept design shared by the kitchen, dining room and living room - the space is perfect for entertaining! Upstairs, enjoy a spacious primary bedroom with 2 closets and a private 3-piece ensuite bath. Right outside the bedroom is the upper-level laundry. Down the hall to the second good sized bedroom and full 4-piece bathroom. Up a few more stairs to the flex room and roof top deck. family room which gives versatility to suit your lifestyle needs, whether as a home office, entertainment area, or extra bedroom!!! Step out onto the rooftop terrace to the hillside view to soak in the sunshine with your morning coffee as you watch the sunrise. The Backyard is Fenced with room to set up a Patio set to relax and enjoy the Fresh Air. Access to the assigned parking stall is directly in front of the unit. Ideal location adjacent to the Bow River and Fish Creek Park yet taking advantage of everything Cranston has to offer - Cranston Residents' Association facility, Century Hall, recreational



opportunities, programming, and events suitable for all ages. Take advantage of the community's offerings, including a seven-acre private park equipped with a splash park, hockey rink, tennis and basketball courts, toboggan chute, and playground. With an abundance of schools, shopping options, and services nearby, close to South Health Campus, movie theatre, restaurants, parks, pathways and the worldâ€™s largest YMCA. Location, quality & value. This one wonâ€™t last! 171 Cranbrook Square SE

Built in 2022

Essential Information

MLS® #	A2153259
Price	\$450,000
Sold Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,502
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Sold

Community Information

Address	171 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E3

Amenities

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

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 27th, 2024
Date Sold	August 8th, 2024
Days on Market	11
Zoning	M-1
HOA Fees	517.65
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.