

# \$409,900 - 1311, 42 Cranbrook Gardens Se, Calgary

MLS® #A2209071

**\$409,900**

2 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to your beautifully appointed 2 Bed, 2 Bath condo in the highly sought-after community of Cranston Riverstone — where urban convenience meets natural beauty. This well-appointed unit features 9-foot ceilings, upgraded tile in all wet areas, quartz countertops throughout, and a spacious peninsula kitchen with stainless steel appliances, ample cabinetry, and a pantry — ideal for the home chef.

Enjoy year-round comfort with AIR CONDITIONING for those warm summer days and a heated underground parking stall for the colder months. The open-concept layout includes a designated dining space, front-load washer/dryer, and thoughtfully designed bedrooms with large windows and privacy shades. The primary suite offers a generous walk-in closet and a 4-piece ensuite, while the second bedroom is perfect for guests, a home office, or a growing family.

Step outside and immerse yourself in one of Calgary's best-kept secrets — Cranston Riverstone, where the Bow River and Fish Creek Park are just moments away. Nature, recreation, and modern living converge with access to Century Hall's community amenities including a splash park, skating rink, tennis courts, and more.

Conveniently located within minutes of Deerfoot and Stoney Trail, you're just a



short drive to the South Health Campus, Seton Urban District, schools, the world-class YMCA, shopping, restaurants, and more. Move-in ready and packed with value—this is one you won't want to miss!

Built in 2023

**Essential Information**

MLS® #	A2209071
Price	\$409,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1311, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3P9

**Amenities**

Amenities	Park, Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Titled, Underground
# of Garages	1

**Interior**

Interior Features	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Electric
Cooling	Central Air
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Flat
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	9
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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