

# \$454,900 - 1309, 42 Cranbrook Gardens Se, Calgary

MLS® #A2213867

**\$454,900**

2 Bedroom, 2.00 Bathroom, 1,087 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Corner Unit | Underground Parking | 2023  
Build | Scenic Pond & Hill Views | Oversized  
Balcony & Windows | Storage Unit.

Discover this bright and spacious 2-bed,  
2-bath corner unit, ideally located in the scenic  
community of Riverstone (Cranston). Built in  
2023 by award-winning Cedarglen Homes, this  
south-facing unit offers breathtaking pond  
views from the living room, both bedrooms,  
and the oversized balcony.

The open-concept layout features a wide  
entryway, modern LVP flooring, and abundant  
natural light throughout. The living area and  
dining area flows seamlessly onto a large,  
sunny balcony equipped with a BBQ gas  
line—perfect for enjoying the panoramic view  
of pond and rolling hills or entertaining guests.  
The kitchen showcases a quartz island,  
stainless steel appliances, and full-height  
cabinetry for both style and function. The  
primary bedroom includes a walk-in closet, a  
large window with pond views, and a  
well-appointed ensuite featuring dual sinks  
and a glass shower. The second bedroom is  
just as impressive with two oversized windows  
and serene pond views. A second full  
bathroom and in-unit laundry room offer added  
convenience.

Additional highlights include titled underground  
parking, a large private storage unit, and  
premium Hardie board siding for a clean,  
modern exterior. The pet-friendly complex  
allows up to 2 cats or dogs (each up to 77 lbs,  
with board approval) and features secure bike



storage nearby.

Live where nature meets luxury in Cranston's Riverstone. Nestled along the Bow River and bordering Fish Creek Park, this exclusive community offers stunning scenery, rolling hills, and peaceful bike and walking trails. As a resident of Cranston's prestigious Riverstone community, you'll enjoy exclusive access to Century Hall, the vibrant community hub featuring a skating rink, splash park, hockey rink, tennis court, a full gymnasium, and a family-friendly playground. Minutes from top schools, bustling Seton Urban District/shopping, and South Health Campus, with easy access to Deerfoot and Stoney Trail, Riverstone is where city convenience meets nature's backyard.

Built in 2023

### Essential Information

MLS® #	A2213867
Price	\$454,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1309, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 3N9

### **Amenities**

Amenities Elevator(s), Snow Removal, Storage, Visitor Parking  
Parking Spaces 1  
Parking Underground  
Waterfront Pond

### **Interior**

Interior Features Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home  
Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Baseboard  
Cooling None  
# of Stories 4

### **Exterior**

Exterior Features Balcony, BBQ gas line, Playground, Storage  
Construction Stone, Cement Fiber Board

### **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 URBAN-REALTY.ca

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.