

\$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 â€” 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 pantryâ€”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 Calgaryâ€™s best-kept secretsâ€”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, youâ€™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) |
|-------------------|--|

| | |
|--------------|--|
| 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 | 16 |
| Zoning | M-1 |
| HOA Fees | 518 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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