\$379,900 - 1302, 42 Cranbrook Gardens Se, Calgary

MLS® #A2217375

\$379,900

2 Bedroom, 2.00 Bathroom, 868 sqft Residential on 0.00 Acres

Cranston, Calgary, Alberta

Fantastic INVESTMENT opportunity at AMAZING PRICE with this 2023 BUILT CONDO in heart of Cranston's Riverstone community. It consists of 2 large size Bedrooms / 2x4PC Bath / High ceiling throughout the unit with over 870 SQFT of living space. This immaculately presented 3rd FLOOR CONDO is the perfect addition to any INVESTMENT PORTFOLIO or for a FIRST or SECOND TIME HOME BUYER. This affordable condo features: spacious kitchen with upgraded BRAND NEW cabinetry with Quartz counter top and backsplash, all high end STAINLESS-STEEL appliances, pantry & large breakfast bar which can accommodate up to 6 bar stools. It also consists of large bright windows letting in a TON OF LIGHT in the unit, MASTER BEDROOM with ENSUITE & large walk-in CLOSET, second good size bedroom, GREAT SIZE LIVING AND DINING ROOM w/ direct access to private North facing balcony. LAUNDRY ROOM is guite large and can be turned into part den/office or used as an additional storage space. For FLOORING: Luxury vinyl plank flooring throughout the living room, dining room and kitchen, and carpets with thick underlay in the bedrooms for your comfort. ADDED BONUS, comes with 1 HEATED UNDERGROUND PARKING STALL and 1 assigned/leased STORAGE UNIT. Pets allowed (Condo board restrictions apply), location is exceptionally close to schools, medical, dental, banks, strip mall, cineplex, restaurants, parks and playgrounds and all







amenities. Exceptionally close to Deerfoot Hwy, Stoney Hwy, Parks, Golf Course, Walking Trails and Transit access. Come see it before it's gone! This condo will not last long, call to book your tour today!

Built in 2023

Essential Information

MLS® # A2217375 Price \$379,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 868
Acres 0.00
Year Built 2023

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 1302, 42 Cranbrook Gardens Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3P9

Amenities

Amenities Bicycle Storage, Elevator(s), Parking, Playground

Parking Spaces 1

Parking Titled, Underground

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open

Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Chandelier

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Baseboard, Electric

Cooling None

of Stories 4

Exterior

Exterior Features Balcony

Roof Membrane, Flat

Construction Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025

Days on Market 5

Zoning M-1

HOA Fees 518

HOA Fees Freq. ANN

Listing Details

Listing Office Greater Calgary Real Estate

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