

# \$299,000 - 427 Cranbrook Square Se, Calgary

MLS® #A2198783

**\$299,000**

2 Bedroom, 1.00 Bathroom, 656 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

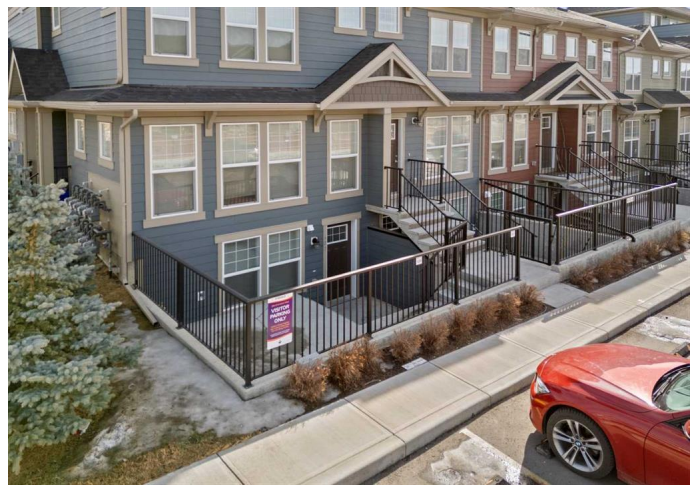
Welcome to this stunning lower unit of a stacked townhouse, offering 2 bedrooms and 1 bathroom, located in the family-friendly community of Cranston's Riverstone.

Step inside this thoughtfully designed lower unit, where beautiful vinyl flooring flows throughout the entire home. The open floor plan seamlessly connects the kitchen, dining area, and living room, creating a bright and inviting space. The living room includes a well-placed window that allows natural light to pour in, enhancing the bright and airy feel of the home.

The modern kitchen is equipped with brand-new appliances, quartz countertops, a convenient kitchen island, and a spacious pantry for all your storage needs.

This home offers two versatile bedrooms that can be used as children's rooms, guest rooms, or even a home office to suit your lifestyle. Completing the layout is a stylish 4-piece bathroom and an in-suite stacked washer and dryer for added convenience.

Located in Cranston's Riverstone, this community offers beautiful natural surroundings with access to the river, scenic walking paths, and lush green spaces. Families will appreciate the multiple playgrounds nearby, and residents enjoy access to Cranston's many amenities.



Just minutes away, youâ€™ll find a variety of shops and services, with easy access to Deerfoot Trail to make commuting simple and convenient.

The Cranston Residents Association also offers fantastic amenities, including a water park, skating rink, gymnasium, and community programming for all ages. Additionally, Cranston is home to five schools, making it a great place for families of all stages.

Donâ€™t miss your opportunity to make this beautiful home your own! \*square footage is below grade is it is a lower level unit

Built in 2022

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2198783          |
| Price          | \$299,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 656               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 427 Cranbrook Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3K8                 |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Stall                    |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| Basement          | None                                                                        |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Other            |
| Lot Description   | Other            |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 59              |
| Zoning         | M-1             |
| HOA Fees       | 493             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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