

# \$254,500 - 109 Cranbrook Square Se, Calgary

MLS® #A2216597

**\$254,500**

1 Bedroom, 1.00 Bathroom, 512 sqft

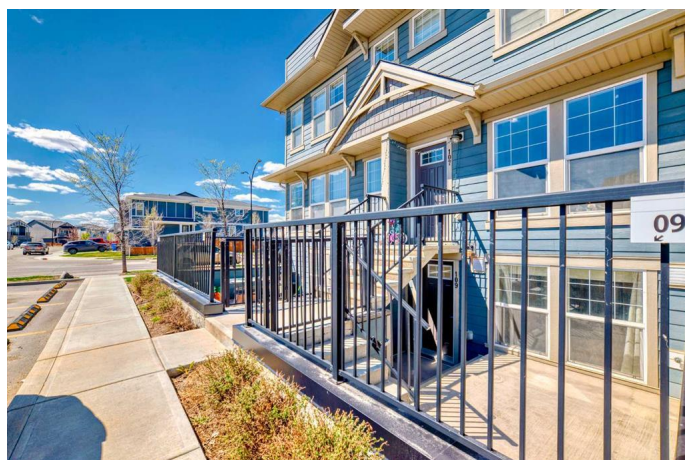
Residential on 0.00 Acres

Cranston, Calgary, Alberta

**\*VALUE PRICED!!! Stylish Living in Riverstone**

â€“ Where Nature Meets Convenience

Located in the sought-after Riverstone community of Cranston, this beautifully appointed home blends modern design with the peace and beauty of natural surroundings. Just steps from the Bow River, scenic trails, and expansive green spaces, youâ€™ll enjoy a serene lifestyle without sacrificing access to everyday amenities. Inside, the home features a contemporary open-concept layout with upscale finishes throughout. The kitchen is a standout, boasting stainless steel appliances, quartz countertops, and a timeless subway tile backsplash. The spacious living area is perfect for relaxing or entertaining, seamlessly connecting to the rest of the home. The generously sized primary bedroom easily fits a large bedroom set up and offers dual closets for ample storage. Additional features include a full 4-piece bathroom, in-suite laundry, and a utility room for even more storage space. Additionally there is a fenced patio just outside your door. Youâ€™ll love the convenience of your own dedicated parking stall right outside the unit, and the complex is pet-friendly (with board approval). And don't forget the low low condo fee of \$111.41 per month. This property is below street grade. Whether you're enjoying a riverside stroll or heading to nearby shops, and restaurants, this home offers the ideal combination of natural beauty and urban convenience.



Built in 2019

## Essential Information

MLS® #	A2216597
Price	\$254,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	512
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

## Community Information

Address	109 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E3

## Amenities

Amenities	Park, Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Closet Organizers, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	None
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Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	43
Zoning	M-1
HOA Fees	493
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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