

# \$374,000 - 1013 Cranbrook Walk Se, Calgary

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MLS® #A2197344

**\$374,000**

2 Bedroom, 1.00 Bathroom, 774 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully maintained, move-in ready townhouse located in the desirable Riverstone community in Cranston. As you step through the front door, you'll immediately notice the pride of ownership throughout. The inviting front living room is perfect for relaxation, while the spacious kitchen boasts sleek quartz countertops, stainless steel appliances, a stylish backsplash, and a centre island with seating for three. The hallway leads to two generous-sized bedrooms, including a primary suite with a walk-in closet. A 4 piece bathroom and laundry area complete the main floor. The lower level offers additional storage and access to the attached single tandem garage. The home features a mix of laminate, tile, and carpet flooring throughout for added comfort and style. Outside, enjoy a cozy fenced front yard and patio area just steps from the beautiful greenspace. This well-managed complex comes with affordable condo fees, providing a low-maintenance lifestyle. Conveniently located near walking trails, Fish Creek Park, and with easy access to major roads and bus routes, this home is ideal for an active lifestyle. Quick possession is available—don't miss out on this incredible opportunity!

Built in 2018

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2197344      |
| Price          | \$374,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 774           |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1013 Cranbrook Walk Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 2V5                |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Clubhouse                      |
| Parking Spaces | 2                              |
| Parking        | Single Garage Attached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Control(s) |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Unfinished, Partial                                                                                              |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Courtyard         |
| Lot Description   | Front Yard, Level |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 63                  |
| Zoning         | M-X1                |
| HOA Fees       | 518                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|



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