# \$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, you'II 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.

Don'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

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 56

Zoning M-1

HOA Fees 493

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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