

# \$299,900 - 426 Cranbrook Square Se, Calgary

MLS® #A2204639

**\$299,900**

2 Bedroom, 1.00 Bathroom, 651 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Relax and make yourself at home in this single-level CORNER UNIT townhouse featuring a modern and stylish design. A welcoming patio leads to the private entrance into the unit. The gourmet kitchen features a stainless appliance package, neutral quartz counters with breakfast bar, white cabinets with a sparkling white subway tiled backslash. The kitchen overlooks the sunny living room, making the space perfect for entertaining. At the rear of the home find two large bedrooms with room for king sized bed and double closets. The condo is complete with a full 4-piece bathroom, in-suite laundry and extra storage in the utility room. "Zen" Townhouse complexes, built by Avalon, are known for their high-quality, energy-efficient homes. The monthly condo fee for this unit is \$110. The assigned parking stall is number 111- just behind the condo. An excellent investment or home for a first-time buyer! Located in Cranston Riverstone, the condo is surrounded by natural beauty, including the Bow River, Fish Creek Park and numerous walking and biking trails. The South Health Campus and all amenities (pubs, restaurants, Movie Theatre and YMCA) are just a short drive in nearby Seton. Residents of the Zen Riverstone can avail of the Club House just up the street with all its amenities. This unit is below grade level.

Built in 2022

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2204639          |
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 651               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 426 Cranbrook Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3K8                 |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Parking, Playground, Visitor Parking, Clubhouse |
| Parking Spaces | 1   |
| Parking        | Assigned, Off Street, Stall                     |
| # of Garages   | 1   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard  |
| Cooling           | None   |
| Basement          | None   |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Playground      |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |

|              |                    |
|--------------|--------------------|
| Construction | Wood Frame, Veneer |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 20               |
| Zoning         | M-1              |
| HOA Fees       | 493              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

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