

# \$309,900 - 426 Cranbrook Square Se, Calgary

MLS® #A2204639

**\$309,900**

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	\$309,900
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	Clubhouse, Parking, Playground, Visitor Parking
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	13
Zoning	M-1
HOA Fees	493
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Calgary West Realty
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