

# \$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

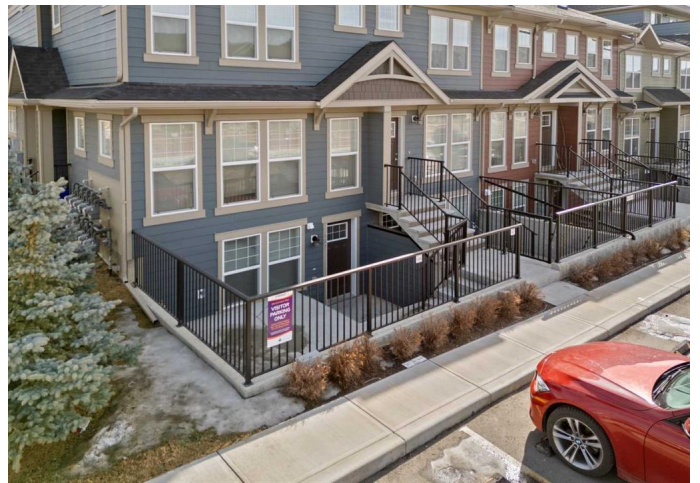
Welcome to this stunning lower unit of a stacked townhouse, offering 2 bedrooms and 1 bathroom, located in the family-friendly community of Cranston's Riverstone.

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, youâ€™ll 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.

Donâ€™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	1
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	73
Zoning	M-1
HOA Fees	493
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.