

\$364,500 - 2302, 42 Cranbrook Gardens Se, Calgary

MLS® #A2207000

\$364,500

2 Bedroom, 2.00 Bathroom, 860 sqft
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Fantastic Opportunity in Cranston's Riverstone! This beautifully designed 2 Bed / 2 Bath condo offers 860 SQFT of open-concept living with high ceilings, luxury vinyl plank flooring, and loads of natural light. The modern kitchen features quartz countertops, upgraded cabinetry, stainless-steel appliances, and a large island with seating—perfect for entertaining!

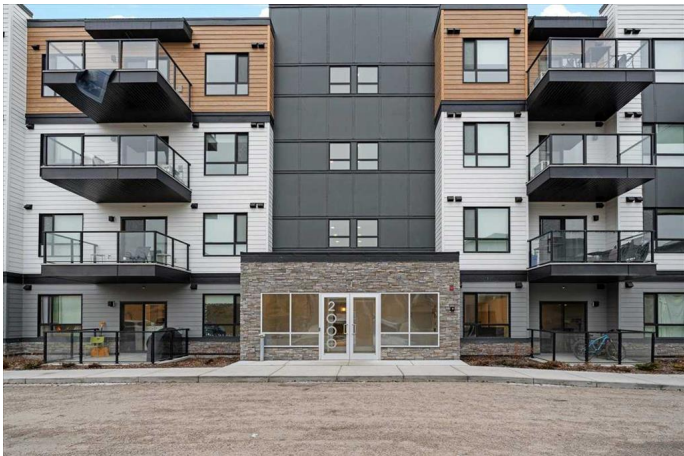
The spacious primary suite includes a walk-through closet and private 4-piece ensuite, while the second bedroom and bath offer great flexibility. Enjoy a private balcony, a large laundry room with extra storage potential, and 1 heated underground parking stall.

Steps to Fish Creek Park, Bow River pathways, and close to Seton amenities, South Health Campus, and major roadways. Pet-friendly (with board approval). Ideal for first-time buyers, downsizers, or investors—this one won't last long!

Built in 2023

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2207000 |
| Price | \$364,500 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |



| | |
|----------------|-------------------|
| Full Baths | 2 |
| Square Footage | 860 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 2302, 42 Cranbrook Gardens Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3N9 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Visitor Parking |
| Parking Spaces | 1 |
| Parking | Garage Door Opener, Heated Garage, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Balcony |
| Construction | Concrete, Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 86 |
| Zoning | M-1 |
| HOA Fees | 518 |

HOA Fees Freq. ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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