

# \$367,900 - 1302, 42 Cranbrook Gardens Se, Calgary

MLS® #A2217375

**\$367,900**

2 Bedroom, 2.00 Bathroom, 868 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

**\*\*PRICE REDUCED by total 12K!!\*\*** Fantastic INVESTMENT opportunity at AMAZING PRICE with this 2023 BUILT CONDO in heart of Cranston's Riverstone community. It consists of 2 large size Bedrooms / 2x4PC Bath / High ceiling throughout the unit with over 870 SQFT of living space. This immaculately presented 3rd FLOOR CONDO is the perfect addition to any INVESTMENT PORTFOLIO or for a FIRST or SECOND TIME HOME BUYER. This affordable condo features: spacious kitchen with upgraded BRAND NEW cabinetry with Quartz counter top and backsplash, all high end STAINLESS-STEEL appliances, pantry & large breakfast bar which can accommodate up to 6 bar stools. It also consists of large bright windows letting in a TON OF LIGHT in the unit, MASTER BEDROOM with ENSUITE & large walk-in CLOSET, second good size bedroom, GREAT SIZE LIVING AND DINING ROOM w/ direct access to private North facing balcony. LAUNDRY ROOM is quite large and can be turned into part den/office or used as an additional storage space. For FLOORING: Luxury vinyl plank flooring throughout the living room, dining room and kitchen, and carpets with thick underlay in the bedrooms for your comfort. ADDED BONUS, comes with 1 HEATED UNDERGROUND PARKING STALL and 1 assigned/leased STORAGE UNIT. Pets allowed (Condo board restrictions apply), location is exceptionally close to schools, medical, dental, banks, strip mall, cineplex,



restaurants, parks and playgrounds and all amenities. Exceptionally close to Deerfoot Hwy, Stoney Hwy, Parks, Golf Course, Walking Trails and Transit access. Come see it before it's gone! This condo will not last long, call to book your tour today!

Built in 2023

### Essential Information

MLS® #	A2217375
Price	\$367,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	868
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1302, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Playground
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Electric
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Membrane, Flat
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	117
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Calgary Real Estate
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