

# \$475,000 - 2209, 42 Cranbrook Garden Se, Calgary

MLS® #A2210148

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,094 sqft  
Residential on 0.00 Acres

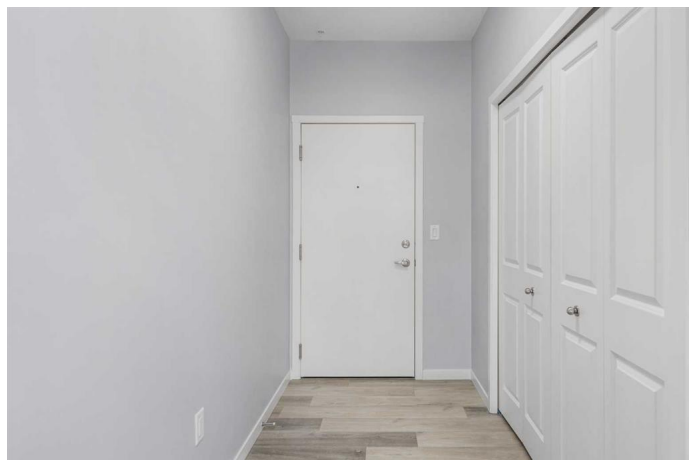
Cranston, Calgary, Alberta

Welcome to this exceptional corner-unit condo in the sought-after Riverstone community of Cranston. Completed in 2023, this elevated ground-floor residence offers 1,090 square feet of meticulously crafted living space, blending contemporary luxury with everyday ease. With views of a peaceful pond, the 148-square-foot balcony is the ideal spot to sip your morning coffee or relax in nature—just a few steps from your door.

The open-concept layout is both practical and stylish, featuring two spacious bedrooms and two tastefully designed bathrooms, perfect for both living and working from home. The kitchen is the centerpiece of the home, offering captivating pond views and showcasing elegant quartz countertops, a built-in stove and microwave, premium stainless steel Samsung appliances, upgraded backsplash, additional pot lights, pendant lighting above the island, and a large island with seating for four. Adjacent to the kitchen, the expansive dining area makes it easy to host family and friends in a sophisticated setting.

This unit boasts lots of designer upgrades, including sleek window coverings, top-tier bathroom fixtures, and modern lighting throughout, all enhancing the home's charm. The unit is roughed in for air conditioning, super easy to connect one.

This unit also offers exceptional convenience



with a titled, heated underground parking space. Pet owners will love the pet-friendly complex, which allows up to 2 cats or dogs (each up to 77 pounds), and the corner unit's close proximity to the exit makes trips with your furry companions even easier. Secure bike storage is available nearby, perfect for taking advantage of the area's vast network of walking and biking trails.

The condo fees are \$442.89. As part of Cranston's Riverstone, you'll enjoy access to a vibrant, amenity-rich community. Century Hall, the local association hub, offers a skating rink, splash park, tennis and basketball courts, and a playground. Outdoor enthusiasts will appreciate the nearby Bow River and parks for activities like fishing, floating, or simply enjoying nature. With convenient access to major roadways, the South Health Campus, and plenty of shopping and dining options, this property provides the ideal balance of serenity and urban convenience.

This unique condo offers an exceptional opportunity to embrace a low-maintenance lifestyle without compromising on space, style, or comfort. Schedule your private tour today and explore everything this remarkable home and community have to offer!

Built in 2023

### **Essential Information**

MLS® #	A2210148
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.00

Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2209, 42 Cranbrook Garden Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N9

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Park, Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Barbecue, BBQ gas line
Construction	Composite Siding, Stone, Wood Frame

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	5
Zoning	M-1

HOA Fees 518  
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.