



GRASSROOTS
REALTY GROUP

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2410, 42 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2311871



\$399,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,051 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 438
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Window Coverings

Welcome to this beautiful 2-bed, 2-bath CORNER unit condo in Cranston's Riverstone area. Located on the 4th floor with open-concept layout filled with natural light. Huge living area opens onto a private balcony with a gas line for BBQ and a beautiful green space and pond views. The kitchen showcases white coloured cabinets to the ceiling, quartz countertops, stainless steel appliances, and a functional big island. Good size primary bedroom with big window offers spacious walk-in closet and ensuite with a dual vanity. The second bedroom with 2 windows is well-sized and also includes its own closet. A second full bathroom, along with a dedicated in-suite laundry room with additional storage, adds everyday convenience. This unit includes a titled underground parking stall. Book your private showing today and experience it...