



**1311, 42 Cranbrook Gardens SE  
Calgary, Alberta**

**MLS # A2325708**



**\$365,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	None	<b>LLD:</b>	9-22-29-W4
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your beautifully appointed 2 Bed, 2 Bath condo in the highly sought after community of Cranston Riverstone, where urban convenience meets natural beauty. This well-appointed unit features 9-foot ceilings, upgraded tile in all wet areas, quartz countertops throughout, and a spacious peninsula kitchen with stainless steel appliances, ample cabinetry, and a pantry—ideal for the home chef. Enjoy year-round comfort with AIR CONDITIONING for those warm summer days and a heated underground parking stall for the colder months. The open-concept layout includes a designated dining space, front-load washer/dryer, and thoughtfully designed bedrooms with large windows and privacy shades. The primary suite offers a generous walk-in closet and a 4-piece ensuite, while the second bedroom is perfect for guests, a home office, or a growing family. Step outside and immerse yourself in one of Calgary’s best-kept secrets, Cranston Riverstone, where the Bow River and Fish Creek Park are just moments away. Nature, recreation, and modern living converge with access to Century Hall’s community amenities including a splash park, skating rink, tennis courts, and more. Conveniently located within minutes of Deerfoot and Stoney Trail, you’re just a short drive to the South Health Campus, Seton Urban District, schools, the world-class YMCA, shopping, restaurants, and more. Move-in ready and packed with value, this is one you won’t want to miss!