



**1403, 42 Cranbrook Gardens SE  
Calgary, Alberta**

**MLS # A2327350**



**\$420,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Key Fob

Enjoy spacious modern living in this stunning Top Floor apartment. Located in the desirable community of Cranston its close to schools, shopping and a quick commute to anywhere in the city. The open concept design make the home feel more like a bungalow than an apartment. It features a large living room, a beautiful kitchen with a massive island, and still space to put your 8 seater table! The primary bedroom is complete with a dual vanity ensuite bathroom and walk in closet. The second bedroom makes this a great option for a young family or it can also be used as an office for those who work from home. There is also a 2nd 4pc bathroom and a full sized in unit laundry room. Top Floor means less noise and allows for a great panoramic valley view from your full length balcony. The large north facing windows provide great natural light and the A/C unit allows you to even keep them open. There is also titled underground parking along with access to a bike storage room.