

# \$475,000 - 102 Cranbrook Square Se, Calgary

MLS® #A2225024

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,768 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to a home where mornings begin with sunshine spilling through wide, bright windows and evenings end on your private third-level balcony, sipping something warm as the sun sets over the rooftops of beautiful Cranston.

This charming 3-bedroom townhome isn't just a place to live – it's where life happens.

Step inside to a thoughtfully designed main floor where the heart of the home, the kitchen, is dressed in sleek KitchenAid appliances and surrounded by smart layout choices that make daily living feel effortless. Whether you're prepping dinner with fresh local finds or hosting friends for an impromptu visit, this space delivers both style and function in equal measure.

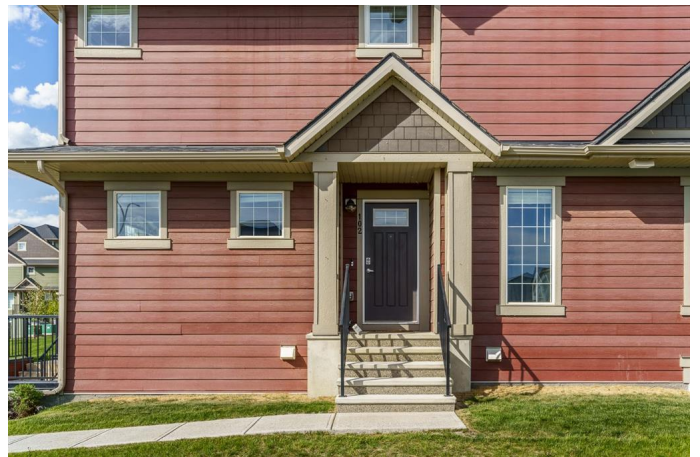
Upstairs, the private quarters feature generous bedrooms filled with natural light – perfect for restful nights and inspired mornings. The third level unveils a flexible bonus room that opens onto your own elevated balcony – an ideal retreat for yoga at sunrise, a peaceful home office, or a quiet afternoon read. Down below, the cozy fenced yard invites weekend BBQs, pet playtime, or simply a little green space to call your own.

But what truly makes this townhome extraordinary is where it's nestled – the vibrant, sought-after community of Cranston.

Cranston isn't just a neighbourhood.

It's a lifestyle.

Here, families grow, neighbours connect, and



the beauty of the Bow River valley surrounds you. Just steps from your door, youâ€™ll find winding walking paths, parks alive with laughter, and the Cranston Residents Association â€™ a hub of year-round activities, sports courts, and community events. Need to run errands or grab a bite? Cranston Market has you covered. Want to escape into nature? Fish Creek Park and the river pathways are minutes away.

Every day in Cranston offers something a little brighter, a little richer â€™ and this townhome is your front-row seat to it all. Come discover where comfort meets community, and where your next chapter begins!

Built in 2021

### Essential Information

MLS® #	A2225024
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,768
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	102 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E3

## Amenities

Amenities	Park, Secured Parking
Parking Spaces	1
Parking	Off Street, Stall, Assigned

## Interior

Interior Features	Breakfast Bar, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Other
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	31
Zoning	M-1
HOA Fees	517
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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