

\$400,000 - 2203, 42 Cranbrook Gardens Se, Calgary

MLS® #A2253220

\$400,000

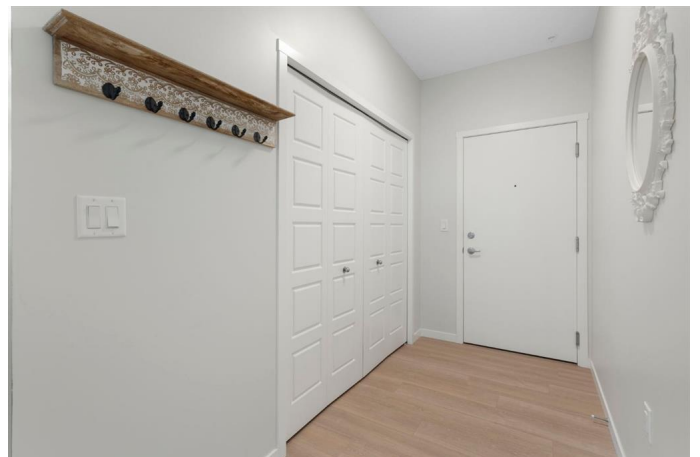
2 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Located in the sought after community of Cranstons Riverstone, this like new apartment is LOADED with upgrades. With 1,045 sq/ft of developed living space, this 2 bed 2 bath unit has pond views, TWO parking stalls and custom features throughout. Walking in you'll love the vinyl plank flooring, airy open concept floor plan, stunning white kitchen with quartz countertops, stainless steel appliances, a pantry and a massive island. The living room and dining room are well positioned for entertaining with easy access to your large balcony with pond views. Stepping into the primary retreat you're welcomed with a fair sized bedroom, generous 4 piece ensuite and stunning walk in closet with custom built-in storage (\$6,000 addition). The laundry room was thoughtfully designed to maximize storage and convenience with additional custom built-in storage and a stacked washer/dryer. The second bedroom has large windows and could also be utilized as an office or den which also has a 4 piece bathroom right next to it. This 2023 built unit has been well maintained and has an amazing location. Located with a pond view, you're just steps from the river and have convenient access to Deerfoot Trail. With groceries, banks, restaurants, gas stations, South Calgary Health, the YMCA and SO MUCH MORE just minutes from your front door, this is the perfect place to call home.

Built in 2023



Essential Information

MLS® #	A2253220
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,046
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2203, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3P9

Amenities

Amenities	Bicycle Storage, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street, Parkade, Stall, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Electric
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
-------------------	-----------------------

Construction Composite Siding, Concrete, Wood Frame

Additional Information

Date Listed September 4th, 2025
Days on Market 27
Zoning M-1
HOA Fees 520
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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.