

# \$409,900 - 1311, 42 Cranbrook Gardens Se, Calgary

MLS® #A2209071

**\$409,900**

2 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to your beautifully appointed 2 Bed, 2 Bath condo in the highly sought-after community of Cranston Riverstone â€” 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 pantryâ€”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 Calgaryâ€™s best-kept secretsâ€”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, youâ€™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!

Built in 2023

**Essential Information**

MLS® #	A2209071
Price	\$409,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1311, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3P9

**Amenities**

Amenities	Park, Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Titled, Underground
# of Garages	1

**Interior**

Interior Features	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Electric
Cooling	Central Air
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Flat
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	26
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.