

# \$449,900 - 170 Cranbrook Square Se, Calgary

MLS® #A2236600

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,529 sqft

Residential on 0.32 Acres

Cranston, Calgary, Alberta

Immaculate "Like New" 3 storey townhome in beautiful Cranston Riverstone! The modern open design features large windows, flooding each floor with natural light, and comes with CENTRAL AC and parking right out front. On the main floor, the front foyer opens to the living room and the gorgeous kitchen with quartz counters, stylish shaker cabinets, S/S appliances, a large island, separate pantry, and recessed lighting. There is also a large dining room, extra storage, and a 2pce bath on the main level. Upstairs has 2 good sized bedrooms with the primary bedroom having a 3pce ensuite as well as double closets. There is also a 4 pce main bath on this level and the stacking washer/dryer. The 3rd floor loft is an awesome bright flex space for a home office/gym/spare bedroom/media room that opens to an amazing private rooftop patio, perfect for entertaining, gardening, or just relaxing. The private rear yard is fenced and great for your pets. This is an excellent location close to the river, walking/biking trails, the YMCA, the South Heath Campus, shopping, restaurants, and quick access to Deerfoot/Stoney Trail. You also get membership in the Cranston Residents Association and the Community Center Century Hall with all the activities ie skating rink, splash park, tennis and basketball courts and other events.

Built in 2022



## Essential Information

MLS® #	A2236600
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,529
Acres	0.32
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	170 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3M3

## Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, Dog Run
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	3
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Blue Sky
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