

\$399,000 - 2403, 42 Cranbrook Gardens Se, Calgary

MLS® #A2223007

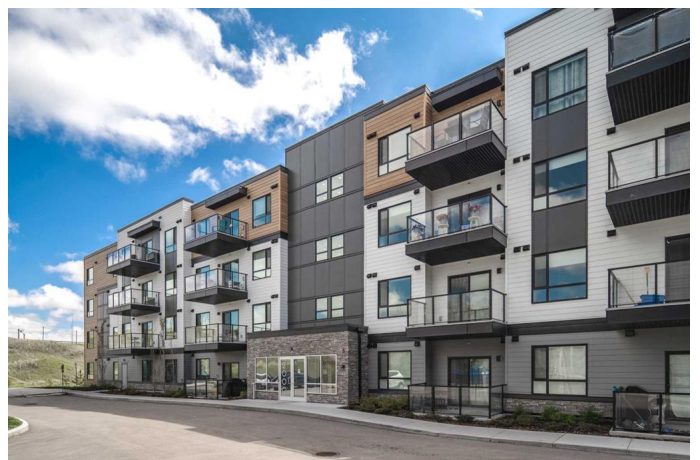
\$399,000

2 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Highly motivated seller â€” bring your offers! Great Price under \$400K for this stunning end unit features 2 beds, 2 baths with 1,060 SqFt of living space. It also comes a titled underground parking stall and building bike storage! open plan, 9' ceilings, Low E triple glazed windows, electric baseboard heating, BBQ gas line on the balcony, Fresh Air System (ERV) and so much more. Super sunny WEST UNIT, with Views of the Scenic Wet Pond on the balcony. The kitchen is spectacular with full height cabinets, quartz counters, pots/pan drawers, undermount sink, upgraded backsplash and S/S appliances. The island is extensive which transitions into the spacious living area and large dining room, perfect for entertaining. The spacious primary bedroom has a large window (triple pane windows), sizeable walk-in closet and dual vanities with a stand-up shower. The additional bedrooms are perfect for kids, guests, or an office. Nearby is the laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters and undermount sink. Riverstone Manor Locates in the highly sought after southeast community of Riverstone in Cranston. BUILT BY â€œBUILDER OF CHOICEâ€• WINNER CEDARGLEN LIVING! This unit offers luxury living right at your fingertips! Highlights include: Hardie board siding, electric baseboard heating, BBQ gas line on the balcony. Strategically located steps from the beautiful Bow River, adjacent to the scenic wet pond, access to Cranstonâ€™s



Residentâ€™s Association and many other
bespoke amenities. PET FRIENDLY
COMPLEX!

Built in 2023

Essential Information

MLS® #	A2223007
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2403, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N9

Amenities

Amenities	Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric

Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Playground
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	26
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	TrustPro Realty
----------------	-----------------

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.