

# \$499,900 - 355 Cranbrook Square Se, Calgary

MLS® #A2200814

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,759 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

This exceptional CORNER three-bedroom townhome seamlessly blends modern design, thoughtful functionality, and an unbeatable location. The versatile third level features a bonus room that opens onto a spacious patio, creating an idyllic retreat for relaxation or entertaining. A private patio offers breathtaking panoramic views of nature, providing the perfect setting to unwind or host guests. The spacious, open-concept main floor is filled with natural light from expansive windows and boasts a well-appointed kitchen with stone countertops, stainless steel appliances, a pantry, and a dedicated dining area. The backyard offers space for your doggo or children to enjoy with the safety of a fenced yard. The luxurious king-sized primary bedroom, complete with an ensuite, serves as a peaceful escape after long strolls through the surrounding green spaces. Perfectly situated, this home is just steps from a playground and minutes from South Health Campus, top-tier dining, shopping, entertainment, parks, pathways, and the renowned YMCA. This area has lush parks, tranquil ponds, and scenic trails, with direct access to the stunning Bow River. Residents also enjoy exclusive access to the Cranston Residents Association, where Century Hall offers a skating rink, splash park, playground, and courts for tennis and basketball. Designed for all generations, this master-planned community features high-quality homes with timeless architectural details, ensuring an elevated living experience.



Don't miss this incredible opportunity! Call your agent today to schedule a viewing! Please note: Rules on measuring stacked townhouse has changed. Exterior measurement is 1,947.56 and interior measurement is 1,759.23.

Built in 2006

### Essential Information

MLS® #	A2200814
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,759
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	355 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K8

### Amenities

Amenities	Clubhouse, Park, Recreation Facilities
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	18
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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