

# \$399,900 - 2302, 42 Cranbrook Gardens Se, Calgary

MLS® #A2207000

**\$399,900**

2 Bedroom, 2.00 Bathroom, 860 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Fantastic Opportunity in Cranston's Riverstone! This beautifully designed 2 Bed / 2 Bath condo offers 860 SQFT of open-concept living with high ceilings, luxury vinyl plank flooring, and loads of natural light. The modern kitchen features quartz countertops, upgraded cabinetry, stainless-steel appliances, and a large island with seating—perfect for entertaining!

The spacious primary suite includes a walk-through closet and private 4-piece ensuite, while the second bedroom and bath offer great flexibility. Enjoy a private balcony, a large laundry room with extra storage potential, and 1 heated underground parking stall.

Steps to Fish Creek Park, Bow River pathways, and close to Seton amenities, South Health Campus, and major roadways. Pet-friendly (with board approval). Ideal for first-time buyers, downsizers, or investors—this one won't last long!

Built in 2023

## Essential Information

MLS® #	A2207000
Price	\$399,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	860
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2302, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N9

### **Amenities**

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Underground

### **Interior**

Interior Features	High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Concrete, Wood Frame

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	23
Zoning	M-1
HOA Fees	518

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.