

# \$459,900 - 106 Cranbrook Square Se, Calgary

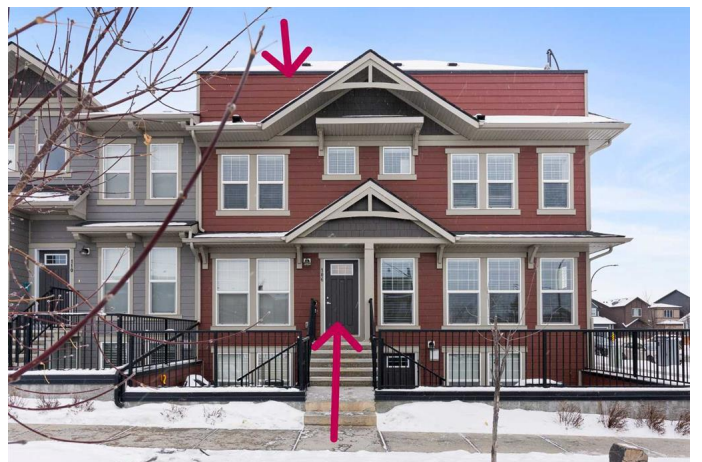
MLS® #A2194129

**\$459,900**

2 Bedroom, 3.00 Bathroom, 1,526 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

An exceptional modern 3 Story home located in Cranston, a highly sought after community on the edge of the Bow River, offering stunning views & gorgeous walking paths. This unit comes with TWO PARKING spaces, (1 titled & 1 assigned ) You will love the upgrades & design choices in this 3-storey townhome with a private rooftop terrace. Central Air will Keep you Cool this summer. The master bedroom features a 3pc ensuite bath with standing glass shower & dual his-and-hers closets providing lots of storage space. Luxury vinyl plank flooring throughout the main living areas, 9' ceilings on main floor, upgraded quartz counters & SS Appliances. The three-floor layout is perfect for creating different spaces within the home, the top-level room is a cozy retreat with lots of natural light, which could be used as a family room, workout space, home office or space for guests, with the bonus of a Private Patio with gorgeous views. Your own private yard completely fenced with space for a small garden & a patio set. This is a Pet friendly complex: Two dogs (up to 65lbs each) are welcome with board approval. Being part of the Cranston Residents Association, you will enjoy the skating rink, splash park, playground, tennis & basketball courts. This home is the perfect location, there is a playground just steps away and so close to South Health Campus, restaurants, shopping, theatres, parks, pathways, & the best YMCA. Nature Lovers will enjoy the walking/biking trails in Fish creek



park and the Bow River. Plus, very easy access to Deerfoot & Stoney Trail.

Built in 2021

### Essential Information

MLS® #	A2194129
Price	\$459,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,526
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	106 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3E3

### Amenities

Amenities	Park, Parking, Playground
Parking Spaces	2
Parking	Assigned, Stall, Titled

### Interior

Interior Features	Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air

Basement                None

## **Exterior**

Exterior Features    Balcony, Private Yard

Lot Description        Back Yard, City Lot

Roof                     Asphalt

Construction          Vinyl Siding, Wood Frame

Foundation            Poured Concrete

## **Additional Information**

Date Listed            February 19th, 2025

Days on Market        51

Zoning                  M-1

HOA Fees                518

HOA Fees Freq.        ANN

## **Listing Details**

Listing Office          TREC The Real Estate Company

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.