

\$374,900 - 249 Cranbrook Square Se, Calgary

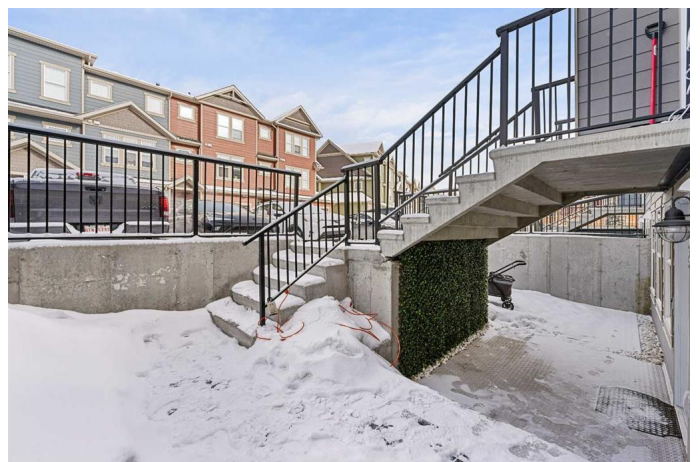
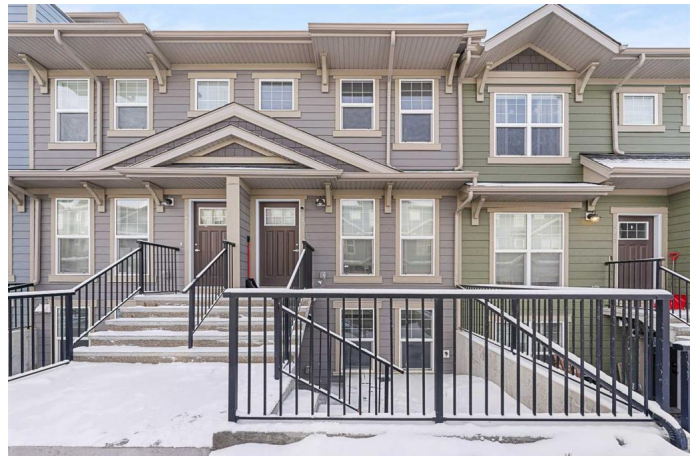
MLS® #A2197268

\$374,900

3 Bedroom, 2.00 Bathroom, 1,081 sqft
Residential on 0.00 Acres

Cranston, Calgary, Alberta

**** Low Condo Fee Townhome**** Garden Level
| 3-Bedrooms | 2-Baths | Grand Living Space |
High Ceilings | Open Floor Plan | Sparkling
Kitchen | Granite Countertops | Stainless Steel
Appliances | Large Bedrooms | Stacked
Laundry | Recessed Laundry | Large Egress
Windows | Patio | Assigned Parking Stall.
Welcome home to your 3 bed, 2 bath single
level townhome with a modern design and
open floor plan! A private patio leads to your
front door where you step inside to an inviting
open floor plan with high ceilings, recessed
lighting and LVP flooring. The living room is
spacious and bright framed with large windows
spilling in natural light. The kitchen is outfitted
with stainless steel appliances, granite
countertops and ample cabinet storage. The 3
bedrooms are all a great size! The primary
bedroom has a corner walk-in closet and
private 4pc ensuite bath. Bedrooms 2 & 3 both
have sizeable closet storage and share the
main 4pc bath with a tub/shower combo. This
townhome has a stacked washer/dryer tucked
into a dedicated laundry closet not to take up
any of your living space. This home has in unit
storage which is an added bonus for seasonal
items. Your assigned parking stall is directly in
front of your home and visitor parking is readily
available too. This home is in an immaculate
condition with its original owner! The Zen in
Cranston townhomes fit up to their name, this
home is situated minutes from the Bow River
with walking paths, biking trails and
picturesque views. Enjoy the perks of the



Cranston Clubhouse just a 5 minute drive from your doorstep. The South Health Campus and all amenities (pubs, restaurants, Movie Theatre and YMCA) are just a short drive in nearby Seton. Hurry and book a showing at your incredible home today! *RMS reflects below grade measurements as the property is entirely below grade. Townhouse (Exterior Assumption) square footage is 1162.01 and the interior RMS for this stacked townhouse is 1081.23 sq ft.

Built in 2023

Essential Information

MLS® #	A2197268
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	249 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K8

Amenities

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

Interior

Interior Features	High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Lighting
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	39
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Crown
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