

# \$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!

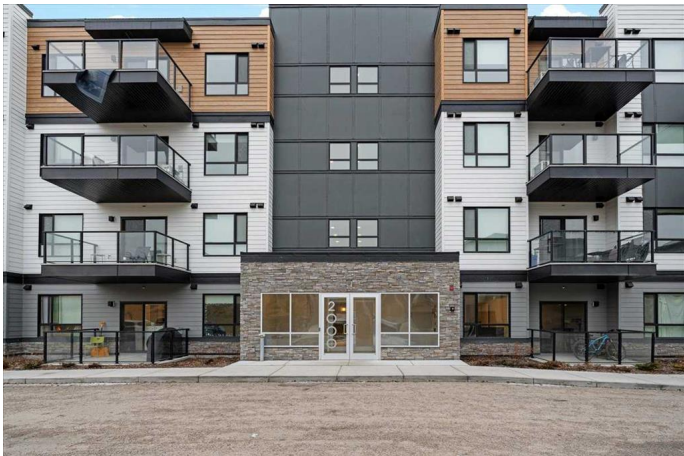
The spacious primary suite includes a walk-through closet and private 4-piece ensuite, while the second bedroom and bath offer great flexibility. Enjoy a private balcony, a large laundry room with extra storage potential, and 1 heated underground parking stall.

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	18
Zoning	M-1
HOA Fees	518

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Real Estate Professionals Inc.

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