

# \$440,000 - 312 Cranbrook Square Se, Calgary

MLS® #A2231650

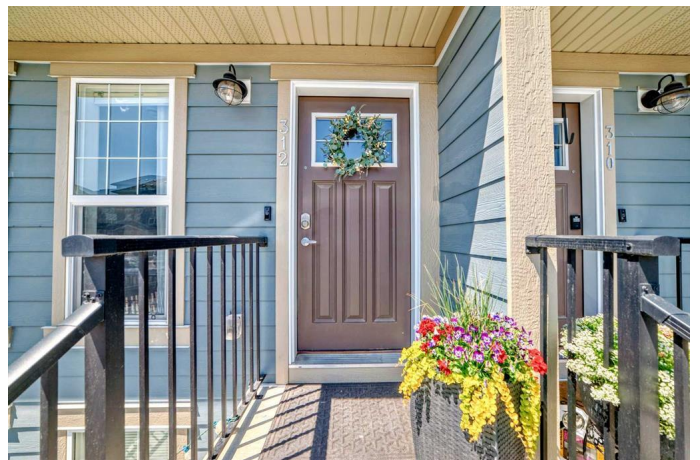
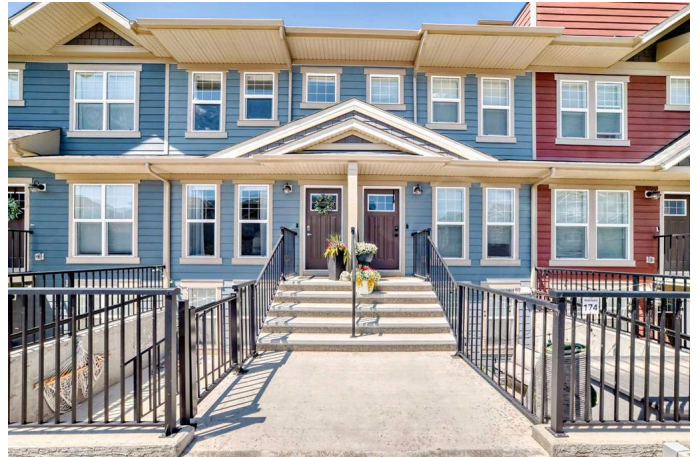
**\$440,000**

2 Bedroom, 3.00 Bathroom, 1,117 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Step in to this beautiful 2 bedroom and 2.5 bath unit that you would be proud to call home! Open concept living starts with a spacious entry way and front closet leading to the spacious living room. Dining area sits between the living room and Kitchen comfortably fitting a hutch and table, lovely for entertaining. Kitchen has stainless steel appliances, quartz counter tops (matching the bathrooms), island with an eat up bar, timeless full height white cabinets and a pantry. Upgrades include: refrigerator with an ice and water dispenser (2024), Stove (2025), Blinds (2023), Dimmers (2023) Air Conditioning (2023), Front Key Pad and Doorbell Camera (2024). Main Floor storage/utility area off of kitchen and additional storage under the stairs (behind electric fireplace hutch). Private, fenced back yard facing NW is ideal to unwind or if you have a furry friend! 2 pc bath with a pocket door complete the main floor. Two bedrooms are situated on opposite ends of the unit creating privacy. Master bedroom is in the back of the unit which comfortably fits a king sized bed, dressers and night stands. 3 pc ensuite has a vanity with a stand up shower. Second bedroom is at the front of the unit and the same generous size as the master. 4 pc bathroom with a tub/shower combo and convenient upstairs laundry complete the second level. This complex is pet friendly, with lots of walking paths and steps away from the Bow River. Assigned Parking stall right out front of unit (#173), street parking for



additional vehicles and lots of visitor parking for guests. LOW condo fees! Cranston Riverstone amenities include: parks, pathways, a community center (Century Hall), and recreational facilities: skating rink, splash park, tennis courts, and basketball courts.

Built in 2022

**Essential Information**

MLS® #	A2231650
Price	\$440,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,117
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	312 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3K8

**Amenities**

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Plug-In

**Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz
-------------------	---

	Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

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

## Additional Information

Date Listed	June 20th, 2025
Days on Market	2
Zoning	M-1
HOA Fees	493
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.