

# \$529,900 - 146, 42 Cranbrook Gardens Se, Calgary

MLS® #A2210336

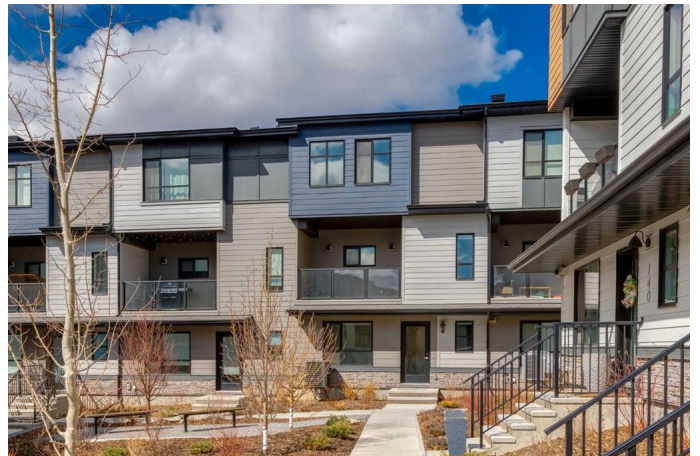
**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,819 sqft

Residential on 0.04 Acres

Cranston, Calgary, Alberta

This stunning 1800 sq. ft. townhome offers the perfect blend of space, functionality, and location. Step inside and be greeted by the main floor's versatile den/flex space—ideal for a cozy playroom or a productive home office. The double attached garage provides ample space for vehicles and storage. Head upstairs to the open-concept second level, where the living, dining, and kitchen areas flow seamlessly together, making it perfect for entertaining or everyday living. A dedicated office space on this level is a rare and valuable feature for today's remote professionals. Step out onto the private balcony, your personal outdoor retreat for relaxing in the sun or hosting summer BBQs. The top floor boasts a serene primary bedroom with a 4-piece ensuite, offering a peaceful escape at the end of the day. Two additional bedrooms and a second full 4-piece bathroom complete the upper level. The home features granite countertops throughout, including the kitchen and all bathrooms, adding a touch of luxury to every space. Located in Cranston's Riverstone, one of Calgary's most picturesque and sought-after communities, you'll be surrounded by natural beauty and scenic walking paths that connect to Fish Creek Park, the Bow River, and Upper Cranston. Enjoy exclusive access to Century Hall, Cranston's vibrant Residents' Association, featuring a 22,000 sq.ft. community facility, outdoor rink, toboggan hill,



splash park, tennis and basketball courts, and more. Whether youâ€™re looking to work, relax, explore, or entertain, everything you need is right here in Riverstone. Come experience the perfect balance of nature and convenienceâ€”your new home awaits. Additional upgrades include Central Air Conditioning and Water Softener.

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2210336      |
| Price          | \$529,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,819         |
| Acres          | 0.04          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 146, 42 Cranbrook Gardens Se |
| Subdivision | Cranston                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3M 3N9                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

## Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                              |
| Heating           | Forced Air, Natural Gas                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                  |
| Basement          | None                                                                                                                                                                                  |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Courtyard                        |
| Lot Description   | Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                  |
| Construction      | Metal Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 22               |
| Zoning         | M-1              |
| HOA Fees       | 493              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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