

# \$439,900 - 1409, 42 Cranbrook Gardens Se, Calgary

MLS® #A2267551

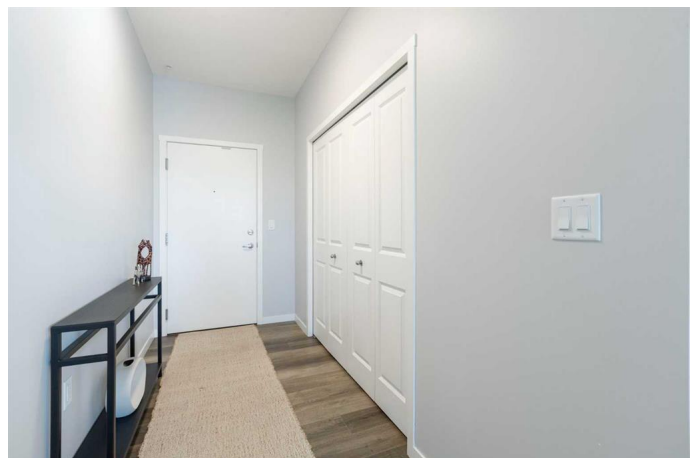
**\$439,900**

2 Bedroom, 2.00 Bathroom, 1,089 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Riverstone Manor where sophistication meets serenity in the heart of Cranston's exclusive Riverstone community. This stunning 1,089 sqft. condo is a showstopper from every angle, featuring 2 bedrooms, 2 bathrooms, and A/C – the perfect blend of luxury, comfort, and style. Step inside and be wowed by the 9' ceilings, wall-to-wall windows, and sun-drenched south-facing balcony that flood the home with natural light and showcase breathtaking views of the scenic wet pond and surrounding landscape. The luxury plank flooring adds a sleek, modern touch throughout. The kitchen, absolute perfection. Think full-height cabinetry, quartz countertops, a gorgeous upgraded backsplash, stainless steel appliances, and soft-close drawers for that extra hint of class. The expansive island flows effortlessly into the open-concept living and dining areas – a dream for entertaining or cozy nights in. Need a home office? You've got the ideal nook with a killer view. The primary suite is your private escape, complete with a walk-in closet and a spa-inspired ensuite featuring dual sinks, a stand-up shower, and extra storage. The second bedroom offers endless flexibility perfect for guests, family, or your creative space. Add in a stylish 4-piece main bath, a dedicated laundry room with storage, and comfort essentials like central air conditioning, a titled underground parking stall (extra wide!), and a storage locker – and you've got it all. Just minutes from the



Bow River pathways, Seton shops, South Health Campus, and Century Hall amenities, this home captures the very best of Calgary living.  
Top floor. South views. Total vibe.  
Welcome home to Riverstone Manor – where every day feels like a retreat.

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267551          |
| Price          | \$439,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,089             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1409, 42 Cranbrook Gardens Se |
| Subdivision | Cranston                      |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3M 3P9                       |

**Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                           |
| Parking        | On Street, Parkade, Secured, Underground, Guest, Titled     |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, |
|-------------------|-----------------------------------------------------------------|

|              |                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | Quartz Counters                                                                                                                                      |
| Appliances   | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Baseboard                                                                                                                                            |
| Cooling      | Full, Wall Unit(s)                                                                                                                                   |
| # of Stories | 4                                                                                                                                                    |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, BBQ gas line                  |
| Roof              | Asphalt Shingle                        |
| Construction      | Composite Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 4                  |
| Zoning         | M-1                |
| HOA Fees       | 475                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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.