

# \$449,900 - 170 Cranbrook Square Se, Calgary

MLS® #A2236600

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,529 sqft

Residential on 0.32 Acres

Cranston, Calgary, Alberta

Immaculate "Like New" 3 storey townhome in beautiful Cranston Riverstone! The modern open design features large windows, flooding each floor with natural light, and comes with CENTRAL AC and parking right out front. On the main floor, the front foyer opens to the living room and the gorgeous kitchen with quartz counters, stylish shaker cabinets, S/S appliances, a large island, separate pantry, and recessed lighting. There is also a large dining room, extra storage, and a 2pce bath on the main level. Upstairs has 2 good sized bedrooms with the primary bedroom having a 3pce ensuite as well as double closets. There is also a 4 pce main bath on this level and the stacking washer/dryer. The 3rd floor loft is an awesome bright flex space for a home office/gym/spare bedroom/media room that opens to an amazing private rooftop patio, perfect for entertaining, gardening, or just relaxing. The private rear yard is fenced and great for your pets. This is an excellent location close to the river, walking/biking trails, the YMCA, the South Heath Campus, shopping, restaurants, and quick access to Deerfoot/Stoney Trail. You also get membership in the Cranston Residents Association and the Community Center Century Hall with all the activities ie skating rink, splash park, tennis and basketball courts and other events.

Built in 2022



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2236600      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,529         |
| Acres          | 0.32          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 170 Cranbrook Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3M3                 |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 1                             |
| Parking        | Assigned, Stall               |

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Storage                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | Central Air                                                                                                           |
| Basement          | None                                                                                                                  |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Dog Run |
| Lot Description   | Back Yard        |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Cement Fiber Board |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 5              |
| Zoning         | M-1            |
| HOA Fees       | 518            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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