

# \$374,900 - 249 Cranbrook Square Se, Calgary

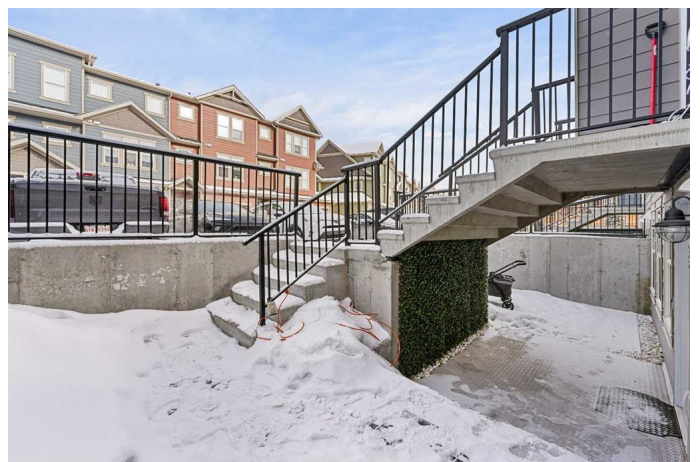
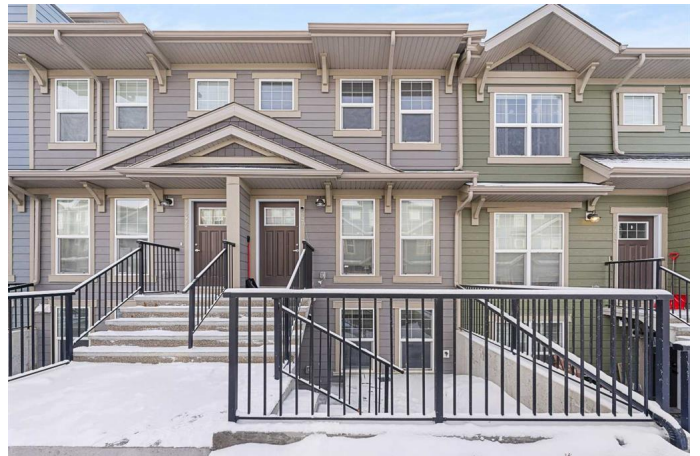
MLS® #A2197268

**\$374,900**

3 Bedroom, 2.00 Bathroom, 1,081 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

**\*\* Low Condo Fee Townhome\*\*** Garden Level | 3-Bedrooms | 2-Baths | Grand Living Space | High Ceilings | Open Floor Plan | Sparkling Kitchen | Granite Countertops | Stainless Steel Appliances | Large Bedrooms | Stacked Laundry | Recessed Laundry | Large Egress Windows | Patio | Assigned Parking Stall. Welcome home to your 3 bed, 2 bath single level townhome with a modern design and open floor plan! A private patio leads to your front door where you step inside to an inviting open floor plan with high ceilings, recessed lighting and LVP flooring. The living room is spacious and bright framed with large windows spilling in natural light. The kitchen is outfitted with stainless steel appliances, granite countertops and ample cabinet storage. The 3 bedrooms are all a great size! The primary bedroom has a corner walk-in closet and private 4pc ensuite bath. Bedrooms 2 & 3 both have sizeable closet storage and share the main 4pc bath with a tub/shower combo. This townhome has a stacked washer/dryer tucked into a dedicated laundry closet not to take up any of your living space. This home has in unit storage which is an added bonus for seasonal items. Your assigned parking stall is directly in front of your home and visitor parking is readily available too. This home is in an immaculate condition with its original owner! The Zen in Cranston townhomes fit up to their name, this home is situated minutes from the Bow River with walking paths, biking trails and picturesque views. Enjoy the perks of the



Cranston Clubhouse just a 5 minute drive from your doorstep. The South Health Campus and all amenities (pubs, restaurants, Movie Theatre and YMCA) are just a short drive in nearby Seton. Hurry and book a showing at your incredible home today! \*RMS reflects below grade measurements as the property is entirely below grade. Townhouse (Exterior Assumption) square footage is 1162.01 and the interior RMS for this stacked townhouse is 1081.23 sq ft.

Built in 2023

### Essential Information

MLS® #	A2197268
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	249 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K8

### Amenities

Amenities	Clubhouse, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Lighting
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 26th, 2025
Days on Market	36
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Crown
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