

# \$399,900 - 109 Cranbrook Walk Se, Calgary

MLS® #A2202465

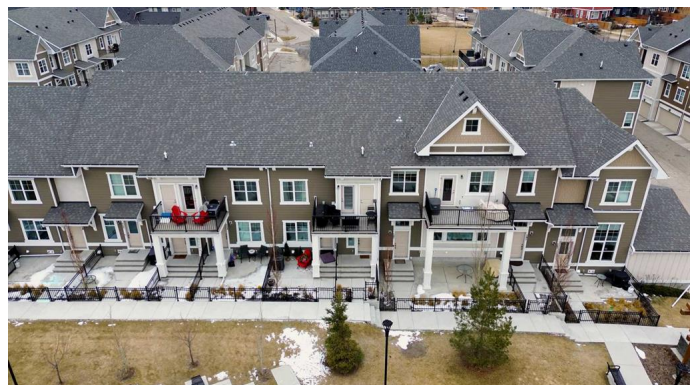
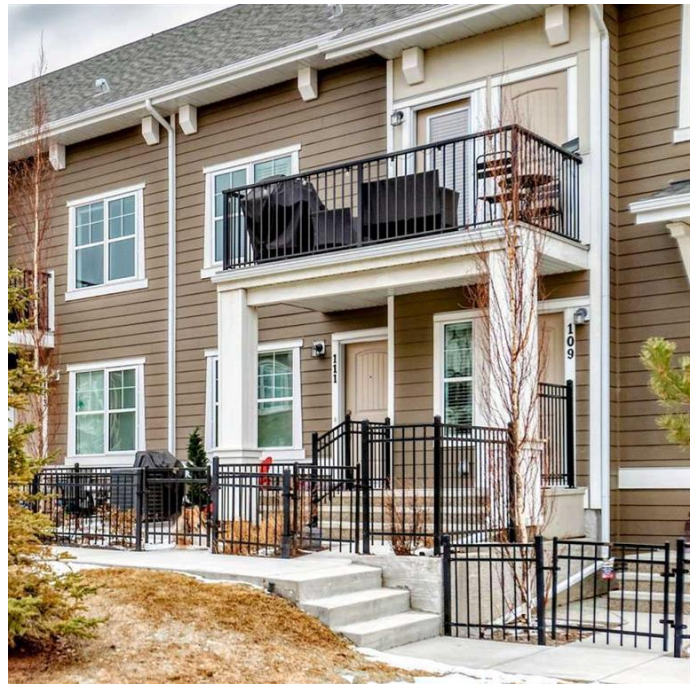
**\$399,900**

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Open House! Saturday, March 29th, 2025 from 1:00 PM to 4:00 PM. Beautiful UPPER UNIT - 2 bedroom 1 bathroom in the heart of Cranston's Riverstone "Welcome home to 109 Cranbrook Walk SE! This modern open-concept unit is bright & spacious with large windows and vaulted ceilings. The gourmet kitchen flows seamlessly into the living/dining areas and features quartz countertops, stainless steel appliances, ample cabinetry & large center island with seating. The private west-facing balcony with courtyard views is just steps from the living space and includes a gas hookup "perfect for everyday living & entertaining! Down the hall, you will find the spacious primary bedroom with a walk-in closet showcasing beautiful built-ins. The second bedroom and 4-piece bathroom with a soaker tub and stacked washer/dryer complete this unit. Downstairs you will find the single attached garage with built-in shelving with additional parking available throughout the complex. Offering a prime location on the edge of the Bow River you can enjoy river walks along the nearby pathways, local parks/playgrounds, and minutes to Cranston/Seton amenities. Easy access to Deerfoot/Stoney Tr to get to all the places you need to go! Additional features include central air conditioning & well-maintained pet-friendly complex. Don't miss out on convenient riverside living "Book your viewing today!



Built in 2018

## Essential Information

MLS® #	A2202465
Price	\$399,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	109 Cranbrook Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V5

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Paved, Single Garage Attached, Enclosed
# of Garages	1

## Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

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

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	9
Zoning	M-X1
HOA Fees	493
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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