

# \$464,900 - 477 Cranbrook Square Se, Calgary

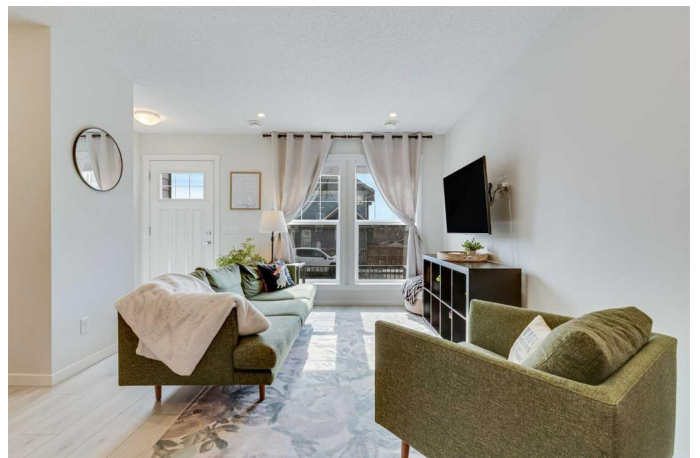
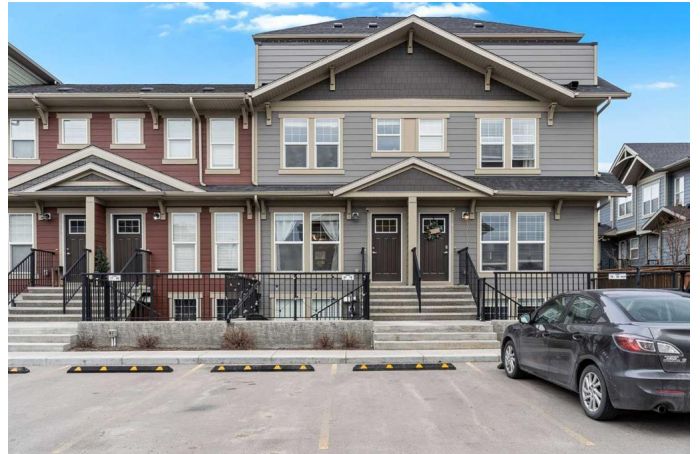
MLS® #A2204792

**\$464,900**

2 Bedroom, 3.00 Bathroom, 1,526 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Cranston! This stylish 3-storey townhome is just steps from the scenic Bow River valley. Step inside to a bright, open floorplan that flows seamlessly from the living room to the dining area into the modern kitchen. With stainless steel appliances—including a gas stove—quartz countertops, and a large island, this kitchen is built for cooking and entertaining. Step out from the kitchen to your private fenced backyard, which leads directly onto the complex greenspace—perfect for summer BBQs, especially with the built-in gas line ready to go! And when the temperatures rise, your A/C unit will keep things cool. Upstairs, the second level features a king-sized primary bedroom overlooking the greenspace, complete with dual closets and a private 3-piece ensuite. A second generously sized bedroom, 4-piece bathroom, and a stacked washer/dryer complete this level. Head to the top floor, a space made for entertaining! Whether it's a cozy movie night, a lively game night with friends, or the ultimate home office setup, this versatile loft adapts to your lifestyle. A built-in wet bar makes hosting a breeze, and the private top-floor balcony offers incredible southwest views of the ridge, with the Rockies tucked into the background. This unit also comes with TWO parking stalls (one assigned, one titled) plus visitor parking nearby. And with scenic trails and an off-leash park just steps from your front door, your four-legged friend will love it here too! Two



dogs (up to 65lbs each) are welcome with board approval. With an unbeatable location, only 5 minutes to Deerfoot Trail and close to shopping, walking trails, and more—this home is waiting for you to come say hello. Don't miss out—schedule your exclusive viewing today!

Built in 2022

### Essential Information

MLS® #	A2204792
Price	\$464,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,526
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	477 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E3

### Amenities

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall, Titled

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	6
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office            Century 21 Bamber Realty LTD.

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