

# \$399,999 - 1402, 42 Cranbrook Gardens Se, Calgary

MLS® #A2207340

**\$399,999**

2 Bedroom, 2.00 Bathroom, 870 sqft

Residential on 0.00 Acres

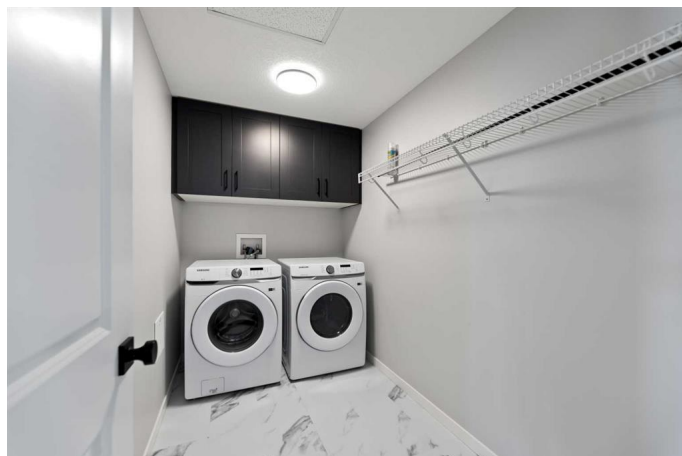
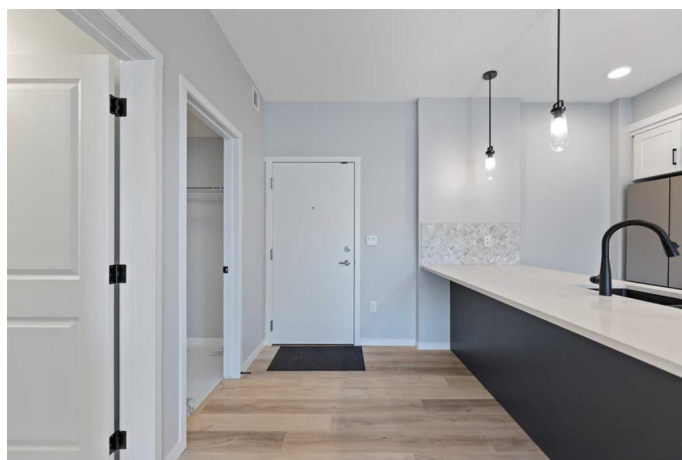
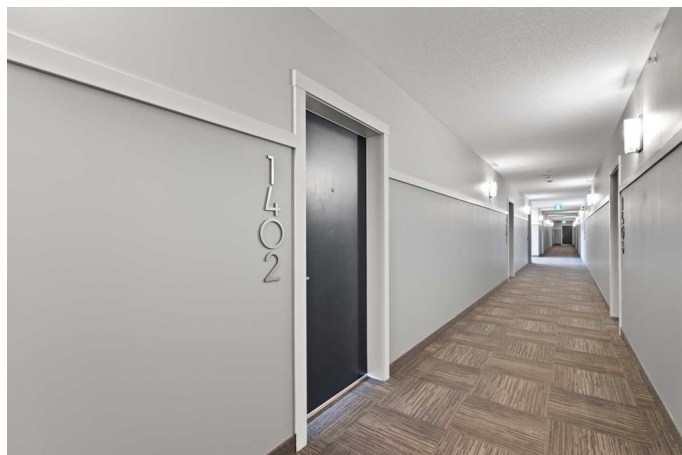
Cranston, Calgary, Alberta

Price reduced! Experience unparalleled luxury in this stunning, almost new (only lived in for few months) top-floor condo with a private balcony, perfect for relaxation or entertaining in the community of Cranston's Riverstone. This meticulously designed 2-bedroom, 2-bathroom home spans 860 sq ft, offering a spacious and functional layout ideal for modern living.

Soaring high ceilings enhance the open and airy ambiance with lots of natural light, while the primary bedroom features a walk-in closet awaiting the new owner's final touch and a luxurious ensuite bathroom for added convenience and privacy. Enjoy the added functionality of a thoughtfully designed ensuite laundry area, cleverly adaptable as a dual-purpose additional pantry or mud room, combining practicality with effortless convenience. The chef-inspired kitchen is a true showpiece, boasting a large island, sleek stainless-steel appliances, and upgraded built-in oven and stove—perfect for hosting and culinary creations.

Additional value comes with the titled underground parking, ensuring your vehicle is secure year-round. You'll enjoy the convenience with quick access to Deerfoot and Stoney Trail, streamlining commutes and weekend getaways. Close by to various options for dining, shopping recreation, and wellness including the South Health Campus, and the YMCA, and

This condo is perfect for first-time buyers,



families, or those looking to downsize without compromising on style, comfort, or convenience. Don't miss your chance to own this sophisticated property that combines modern design with unparalleled convenience. Schedule your private showing today and step into your dream home!

Built in 2023

**Essential Information**

MLS® #	A2207340
Price	\$399,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	870
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1402, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N9

**Amenities**

Amenities	Elevator(s), Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

**Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,
-------------------	---

	Quartz Counters, See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Composite Siding, Stone, Wood Frame

## Additional Information

Date Listed	April 10th, 2025
Days on Market	31
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.