



**GRASSROOTS**  
REALTY GROUP

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**243 Cranbrook Square SE**  
**Calgary, Alberta**

**MLS # A2219846**



**\$253,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	520 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 88
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Quartz Counters		

<b>Inclusions:</b>	N/A
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Nestled in one of Calgary's most picturesque communities, this beautifully designed townhouse offers a peaceful retreat without compromising on access to urban conveniences. With ultra-low condo fees of just \$88.35/month, this is a rare opportunity to own a cozy and stylish home in the highly sought-after Riverstone area of Cranston. Just steps from the Bow River, scenic walking paths, and expansive green space, this home truly embraces the best of outdoor living while keeping you close to everyday essentials. Inside, you'll find a bright and spacious open-concept layout that's perfect for both relaxing and entertaining. The modern kitchen is equipped with stainless steel appliances, quartz countertops, and elegant cabinetry that combines style with functionality. The spacious primary bedroom features dual closets, offering plenty of storage for your needs. Additional highlights include in-suite laundry, a private patio for relaxing outdoors, and your own parking stall conveniently located right in front of the unit. This property is below street grade. Whether you're a first-time home buyer, investor, couple, or small family, this charming home checks all the boxes. Come and make this inviting space your happy place to call home.