



GRASSROOTS
REALTY GROUP

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353 Cranbrook Square SE
Calgary, Alberta

MLS # A2241256



\$275,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	652 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 110
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home		

Inclusions:	N/A
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Welcome to this bright and modern lower-level townhouse in the scenic community of Cranston's Riverstone. This 2-bedroom, 1-bathroom home offers incredible value with low condo fees! Inside, you'll find wide-plank vinyl flooring, a spacious open-concept layout, and oversized windows that flood the space with natural light. The kitchen features quartz countertops, stainless steel appliances, a large island with seating, and a pantry for extra storage. Both bedrooms are generously sized while the 4-piece bathroom is sleek and functional. Additional highlights include in-suite laundry, extra storage space, a large private front patio, and assigned parking just steps from the door. Perfectly located near the Bow River, parks, and trails, and just minutes from Setons shops, restaurants, the South Health Campus, and Community Hall amenities including a gym, splash park, rink, and more. Ideal for first-time buyers, investors, or downsizers this home truly has it all!