



**109 Cranbrook Square SE
Calgary, Alberta**

MLS # A2265230



\$234,900

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|------------------|-----------------------|---------------|------------------|
| Division: | Cranston | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 512 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|------------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 111 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Quartz Counters | | |
| Inclusions: | N/A | | |

VALUE VALUE VALUE! \$111.41 condo fee! This modern Riverstone home in Cranston offers an open-concept layout with upscale finishes, including stainless steel appliances, quartz counters, and a subway tile backsplash. Steps from the Bow River, trails, and green spaces, it features a large primary bedroom with dual closets, a 4-piece bath, in-suite laundry, extra storage, a fenced patio, and a dedicated parking stall. Pet-friendly (board approval) and conveniently close to amenities, this property combines natural surroundings with urban comfort at a low monthly condo fee.