



**317 Cranbrook Square SE  
Calgary, Alberta**

**MLS # A2289894**



**\$240,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	686 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 103
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	(M-1)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** none

Immediate Possession Available | Ultra Low Condo Fees \$103 | Pet Friendly

Welcome to 317 Cranbrook Square SE, located in the desirable community of Cranston & Riverstone. This well-maintained 2-bedroom, 1-bathroom home offers nearly 700 sq ft of functional living space and is ideal for first-time buyers, downsizers, or investors. The interior features a smart, open layout with comfortable living and dining areas, well-proportioned bedrooms, and a clean, modern 4-piece bathroom. The unit shows pride of ownership and is move-in ready. A standout feature is the ultra-low condo fee of just \$103 per month, helping keep monthly ownership costs affordable while still enjoying the benefits of condo living. The complex is pet-friendly. Enjoy your private patio area, perfect for outdoor relaxation or entertaining. A dedicated parking stall is conveniently located directly in front of the unit. Situated in Riverstone, residents enjoy close access to the Bow River, extensive walking and biking pathways, nearby parks, and natural green space. Conveniently located near Cranston Market, Seton Urban District, South Health Campus, and major roadways including Deerfoot Trail and Stoney Trail. Book your private showing today. This is a below grade unit