



**1106, 42 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2294794



\$379,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 357
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome home to this stylish, meticulously upgraded 2-bedroom, 2-bathroom condo in the vibrant SE community of Cranston's Riverstone. With a thoughtfully designed living space and coveted south exposure, this unit is flooded with natural light year-round — and the serene views over the landscaped pond never get old. The open-concept main living area makes an immediate impression, anchored by a striking dark feature wall with floating shelves and seamlessly connected to a chef-inspired kitchen. The kitchen is a true standout, showcasing full-height dark shaker cabinetry, crisp white quartz countertops, a classic subway tile backsplash, stainless steel appliances, and a generous island with bar seating — perfect for entertaining. Industrial-style pendant lighting adds the finishing touch. Step through the sliding glass door to your private south-facing balcony and take in peaceful pond views — your own quiet retreat above the neighbourhood. The primary bedroom is a calm and elegant escape, featuring plush carpet, a vertical wood slat accent wall, a walk-in closet with custom built-ins, and a luxurious ensuite with double vanity, quartz countertops, undermount sinks, and a large frameless glass shower with subway tile surround. The second bedroom is equally well-appointed, offering flexibility as a guest room or home office, with its own accent wall, excellent natural light and walk in closet with custom organizers. A full second bathroom with dark cabinetry and white fixtures serves this space beautifully. Additional highlights include in-suite laundry with built-in storage shelving, light luxury vinyl plank flooring throughout the main living areas, a titled parking stall, and a well-maintained modern building with a welcoming stone-accented entrance. Located in one of Calgary's fastest-growing SE communities, with quick access to

Stoney Trail, Deerfoot, South Health Campus, the Seton YMCA, and a full range of shops and restaurants. Whether you're a first-time buyer, downsizer, or savvy investor — this one truly has it all.