



**305 Cranbrook Square SE  
Calgary, Alberta**

**MLS # A2300900**



**\$239,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	650 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, 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>	\$ 113
<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>	Kitchen Island, Quartz Counters, Separate Entrance, Track Lighting		

**Inclusions:** Garden bed on the patio

Welcome to an incredible opportunity in the sought-after Riverstone community of Cranston - perfect for first-time home buyers, investors, or anyone looking for a stylish and low-maintenance home. This beautifully designed 2-bedroom townhouse, built in 2022, offers 650 sq. ft. of thoughtfully planned living space, including a spacious living room, modern kitchen, in-suite laundry, two comfortable bedrooms, and a full bathroom. The home features quality finishes throughout, including luxury vinyl plank flooring (with carpet in the bedrooms), granite countertops, and stainless steel appliances, creating a clean and contemporary feel. Low condo fees of only \$113/month add exceptional value. Enjoy a prime location just steps from Fish Creek Park, scenic walking paths, playgrounds, and close to South Health Campus, with quick access to Stoney Trail and Deerfoot Trail for easy commuting. Residents also have access to Century Hall, the Cranston Residents Association facility, offering a gym, event and banquet spaces, and year-round outdoor amenities including a splash park, skating rink, tennis and basketball courts, and a private park. Additional features include assigned parking and a large east-facing patio - perfect for enjoying your morning coffee. Quick possession available. Don't miss this fantastic opportunity - book your private showing today!