



GRASSROOTS
REALTY GROUP

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**1311, 42 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2209071



\$409,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 360
Basement:	None	LLD:	9-22-29-W4
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your beautifully appointed 2 Bed, 2 Bath condo in the highly sought-after community of Cranston Riverstone – where urban convenience meets natural beauty. This well-appointed unit features 9-foot ceilings, upgraded tile in all wet areas, quartz countertops throughout, and a spacious peninsula kitchen with stainless steel appliances, ample cabinetry, and a pantry—ideal for the home chef. Enjoy year-round comfort with AIR CONDITIONING for those warm summer days and a heated underground parking stall for the colder months. The open-concept layout includes a designated dining space, front-load washer/dryer, and thoughtfully designed bedrooms with large windows and privacy shades. The primary suite offers a generous walk-in closet and a 4-piece ensuite, while the second bedroom is perfect for guests, a home office, or a growing family. Step outside and immerse yourself in one of Calgary’s best-kept secrets—Cranston Riverstone, where the Bow River and Fish Creek Park are just moments away. Nature, recreation, and modern living converge with access to Century Hall's community amenities including a splash park, skating rink, tennis courts, and more. Conveniently located within minutes of Deerfoot and Stoney Trail, you’re just a short drive to the South Health Campus, Seton Urban District, schools, the world-class YMCA, shopping, restaurants, and more. Move-in ready and packed with value—this is one you won’t want to miss!