

\$434,900 - 2310, 42 Cranbrook Gardens Se, Calgary

MLS® #A2232704

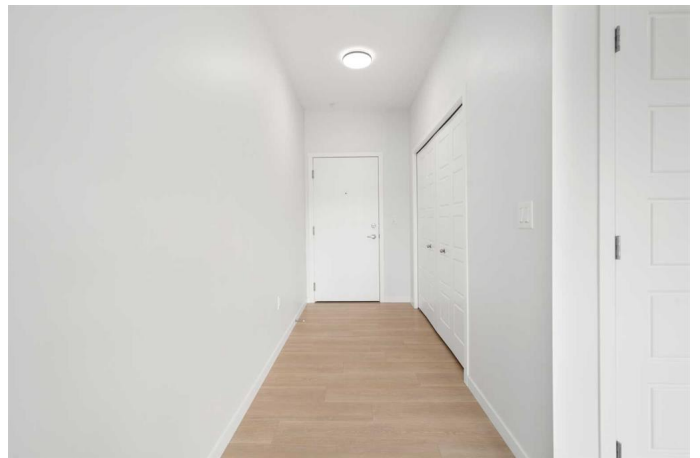
\$434,900

2 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully appointed END UNIT, offering over 1,000 SQFT of elevated comfort in the heart of CRANSTON™S exclusive RIVERSTONE community. Set on the third floor, this 2 BEDROOM, 2 BATHROOM home combines everyday function with upscale finishings and scenic POND AND VALLEY VIEWS. A PRIVATE FOYER opens into a spacious OPEN-CONCEPT LAYOUT filled with natural light. The bright LIVING ROOM features a wall-mounted TV bracket and connects seamlessly to the DINING AREA and COVERED BALCONY—ideal for morning coffee or summer evenings outdoors basking in the tranquil views. The stunning kitchen is designed for both beauty and practicality, featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETRY, a PANTRY CLOSET, CRUSHED GRANITE SINK, GARBAGE PULLOUT and a gorgeous CHEVRON TILE BACKSPLASH. Durable VINYL PLANK and TILE flooring run throughout the space (no carpet!). The PRIVATE PRIMARY BEDROOM includes a WALK-IN CLOSET with upgraded SHELVING and a spacious ENSUITE complete with DUAL VANITIES, added drawer banks, and a WALK-IN SHOWER finished with FULL-HEIGHT TILE. The SECOND BEDROOM offers flexible space for family, guests, or a home office, while the 4-PIECE MAIN BATHROOM ensures convenience for daily routines. A separate LAUNDRY ROOM



with wired shelving provides ample storage. Comfort features include STONE COUNTERTOPS, AIR CONDITIONING ROUGH-IN, and a GAS LINE on the covered balcony. This unit also includes TITLED UNDERGROUND PARKING. Located in one of Calgary’s most scenic and family-friendly neighbourhoods, residents enjoy quick access to the BOW RIVER PATHWAYS, parks, schools, and the nearby COMMUNITY REC CENTRE—all surrounded by the natural beauty of the valley.

Built in 2023

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2232704 |
| Price | \$434,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,058 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 2310, 42 Cranbrook Gardens Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3P9 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Elevator(s), Parking, Snow Removal |
| Parking Spaces | 1 |

| | |
|--------------|---|
| Parking | Heated Garage, Parkade, Titled, Underground |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard, Electric |
| Cooling | Rough-In |
| # of Stories | 4 |
| Basement | None |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Views |
| Roof | Flat |
| Construction | Composite Siding, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 7 |
| Zoning | M-1 |
| HOA Fees | 518 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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