

\$499,000 - 356 Cranbrook Square Se, Calgary

MLS® #A2192874

\$499,000

3 Bedroom, 3.00 Bathroom, 1,772 sqft
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this STUNNING CORNER UNIT townhome in the highly sought-after area in the Cranston community Riverstone! Modern design, FUNCTIONAL LAYOUT, and PRIME LOCATION all come together for the ultimate living experience. The SPACIOUS, OPEN-CONCEPT MAIN FLOOR features large windows for natural light and a stylish kitchen with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, PANTRY & DINING AREA—perfect for entertaining or everyday living. The SECOND FLOOR offers TWO GOOD-SIZED BEDROOMS, a FULL BATH, CONVENIENT LAUNDRY, and the LUXURIOUS KING-SIZED PRIMARY BEDROOM with a SPA-LIKE ENSUITE and WALK-IN CLOSET, providing a peaceful escape. The VERSATILE THIRD LEVEL RETREAT boasts a BONUS ROOM leading to a PRIVATE, EXPANSIVE PATIO with PANORAMIC NATURE VIEWS—ideal for relaxing, entertaining, or stargazing. The FENCED BACKYARD is perfect for your hammock, veggie garden, dog run, or patio set. You'll enjoy DIRECT ACCESS TO THE BOW RIVER, beautiful parks, ponds, and pathways. PRIME LOCATION just steps from a playground, South Health Campus, top-tier dining, shopping, entertainment, and the famous YMCA. Residents have exclusive access to the CRANSTON RESIDENTS ASSOCIATION at Century Hall, offering a skating rink, splash park, playground, tennis, and basketball courts. Built with QUALITY



CRAFTSMANSHIP and TIMELESS DESIGN,
this master-planned community is perfect for
ALL GENERATIONS. Don't miss
out! BOOK YOUR PRIVATE VIEWING
TODAY!

Built in 2022

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2192874 |
| Price | \$499,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,772 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 356 Cranbrook Square Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3K8 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Low Flow Plumbing Fixtures |
|-------------------|--|

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|------------|---|
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven, Electric Water Heater |
| Heating | Forced Air, Natural Gas |
| Cooling | Rough-In |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description | Back Yard, Low Maintenance Landscape |
| Roof | Asphalt |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 22nd, 2025 |
| Days on Market | 13 |
| Zoning | M-1 |
| HOA Fees | 515 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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