

# \$464,900 - 106 Cranbrook Square Se, Calgary

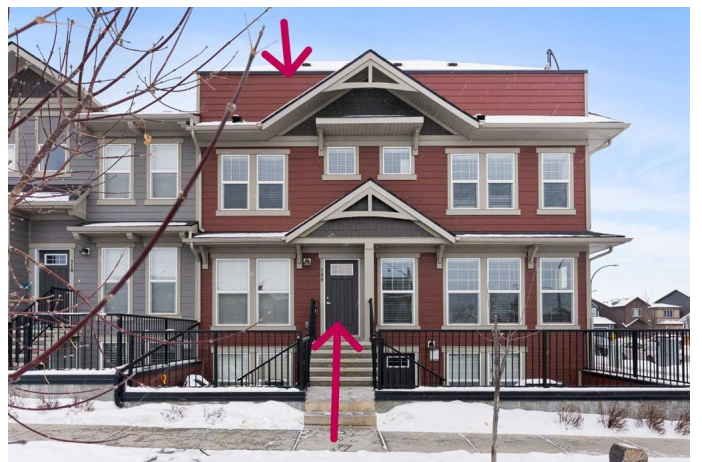
MLS® #A2194129

**\$464,900**

2 Bedroom, 3.00 Bathroom, 1,368 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

An exceptional modern 3 Story home located in Cranston, a highly sought after community on the edge of the Bow River, offering stunning views & gorgeous walking paths. This unit comes with TWO PARKING spaces, (1 titled & 1 assigned ) You will love the upgrades & design choices in this 3-storey townhome with a private rooftop terrace. Central Air will Keep you Cool this summer. The master bedroom features a 3pc ensuite bath with standing glass shower & dual his-and-hers closets providing lots of storage space. Luxury vinyl plank flooring throughout the main living areas, 9' ceilings on main floor, upgraded quartz counters & SS Appliances. The three-floor layout is perfect for creating different spaces within the home, the top-level room is a cozy retreat with lots of natural light, which could be used as a family room, workout space, home office or space for guests, with the bonus of a Private Patio with gorgeous views. Your own private yard completely fenced with space for a small garden & a patio set. This is a Pet friendly complex: Two dogs (up to 65lbs each) are welcome with board approval. Being part of the Cranston Residents Association, you will enjoy the skating rink, splash park, playground, tennis & basketball courts. This home is the perfect location, there is a playground just steps away and so close to South Health Campus, restaurants, shopping, theatres, parks, pathways, & the best YMCA. Nature Lovers will enjoy the walking/biking trails in Fish creek



park and the Bow River. Plus, very easy access to Deerfoot & Stoney Trail.

Built in 2021

### Essential Information

MLS® #	A2194129
Price	\$464,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,368
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	106 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3E3

### Amenities

Amenities	Park, Parking, Playground
Parking Spaces	2
Parking	Assigned, Stall, Titled

### Interior

Interior Features	Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air

Basement                None

## **Exterior**

Exterior Features    Balcony, Private Yard

Lot Description        Back Yard, City Lot

Roof                     Asphalt

Construction          Vinyl Siding, Wood Frame

Foundation            Poured Concrete

## **Additional Information**

Date Listed             February 19th, 2025

Days on Market        44

Zoning                  M-1

HOA Fees                518

HOA Fees Freq.        ANN

## **Listing Details**

Listing Office          TREC The Real Estate Company

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