

# \$429,000 - 1402, 42 Cranbrook Gardens Se, Calgary

MLS® #A2207340

**\$429,000**

2 Bedroom, 2.00 Bathroom, 870 sqft

Residential on 0.00 Acres

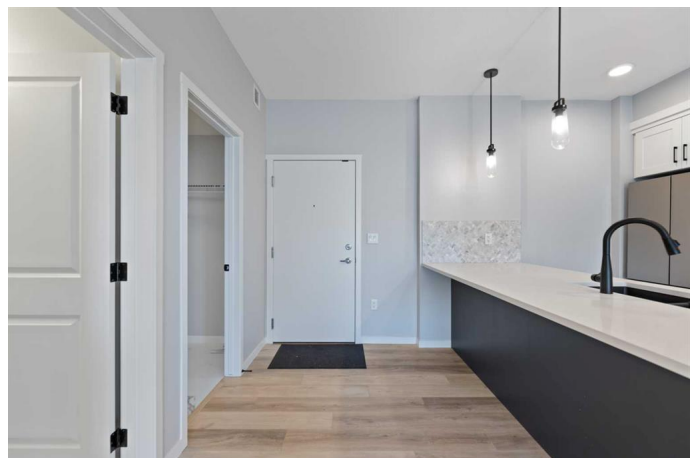
Cranston, Calgary, Alberta

Experience unparalleled luxury in this stunning, almost new top-floor condo with a private balcony, perfect for relaxation or entertaining in the community of Cranston's Riverstone. This meticulously designed 2-bedroom, 2-bathroom home spans 860 sq ft, offering a spacious and functional layout ideal for modern living.

Soaring high ceilings enhance the open and airy ambiance, while the primary bedroom features a walk-in closet awaiting the new owner's final touch and a luxurious ensuite bathroom for added convenience and privacy. Enjoy the added functionality of a thoughtfully designed ensuite laundry area, cleverly adaptable as a dual-purpose additional pantry or mud room, combining practicality with effortless convenience. The chef-inspired kitchen is a true showpiece, boasting a large island, sleek stainless-steel appliances, and upgraded built-in oven and stove—perfect for hosting and culinary creations.

Additional value comes with the titled underground parking, ensuring your vehicle is secure year-round. You'll enjoy the convenience with quick access to Deerfoot and Stoney Trail, streamlining commutes and weekend getaways. Close by to various options for dining, shopping recreation, and wellness including the South Health Campus, and the YMCA, and

This condo is perfect for first-time buyers, families, or those looking to downsize without compromising on style, comfort, or



convenience. Donâ€™t miss your chance to own this sophisticated property that combines modern design with unparalleled convenience. Schedule your private showing today and step into your dream home!

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207340          |
| Price          | \$429,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 870               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1402, 42 Cranbrook Gardens Se |
| Subdivision | Cranston                      |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3M 3N9                       |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Trash |
| Parking Spaces | 1                                   |
| Parking        | Underground, Titled                 |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator,                       |

|              |                                            |
|--------------|--------------------------------------------|
|              | Washer, Window Coverings, Electric Cooktop |
| Heating      | Baseboard, Electric                        |
| Cooling      | None                                       |
| # of Stories | 4                                          |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Construction      | Composite Siding, Stone, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 11               |
| Zoning         | M-1              |
| HOA Fees       | 518              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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