

# \$539,000 - 146, 42 Cranbrook Gardens Se, Calgary

MLS® #A2210336

**\$539,000**

3 Bedroom, 3.00 Bathroom, 1,819 sqft  
Residential on 0.04 Acres

Cranston, Calgary, Alberta

This stunning 1800 sq. ft. townhome offers the perfect blend of space, functionality, and location. Step inside and be greeted by the main floor's versatile den/flex space—ideal for a cozy playroom or a productive home office. The double attached garage provides ample space for vehicles and storage. Head upstairs to the open-concept second level, where the living, dining, and kitchen areas flow seamlessly together, making it perfect for entertaining or everyday living. A dedicated office space on this level is a rare and valuable feature for today's remote professionals. Step out onto the private balcony, your personal outdoor retreat for relaxing in the sun or hosting summer BBQs. The top floor boasts a serene primary bedroom with a 4-piece ensuite, offering a peaceful escape at the end of the day. Two additional bedrooms and a second full 4-piece bathroom complete the upper level. The home features granite countertops throughout, including the kitchen and all bathrooms, adding a touch of luxury to every space. Located in Cranston's Riverstone, one of Calgary's most picturesque and sought-after communities, you'll be surrounded by natural beauty and scenic walking paths that connect to Fish Creek Park, the Bow River, and Upper Cranston. Enjoy exclusive access to Century Hall, Cranston's vibrant Residents Association, featuring a 22,000 sq.ft. community facility, outdoor rink, toboggan hill,



splash park, tennis and basketball courts, and more. Whether you're looking to work, relax, explore, or entertain, everything you need is right here in Riverstone. Come experience the perfect balance of nature and convenience—your new home awaits. Additional upgrades include Central Air Conditioning and Water Softener.

Built in 2022

### Essential Information

MLS® #	A2210336
Price	\$539,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,819
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	146, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N9

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	4

## Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Courtyard
Lot Description	Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	12
Zoning	M-1
HOA Fees	493
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bow Realty
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