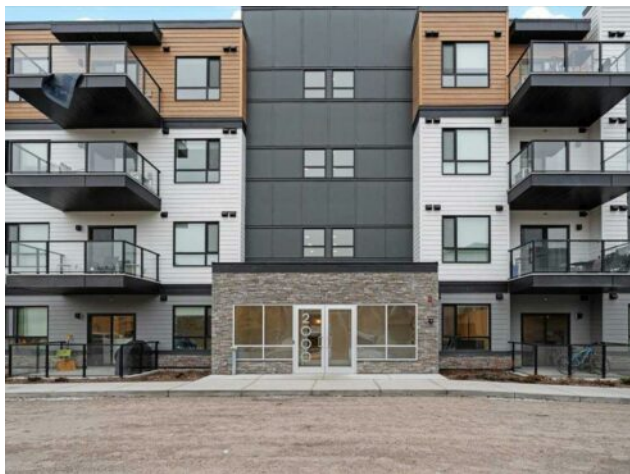


2302, 42 CRANBROOK Gardens SE

Calgary, Alberta

MLS # A2236192



\$364,500

Division:	Cranston	Water:	-
Type:	Residential/Low Rise (2-4 stories)	Sewer:	-
Style:	Apartment-Single Level Unit	Condo Fee:	\$ 357
Size:	860 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	LLD:	-
Baths:	2	Zoning:	M-1
Garage:	Garage Door Opener, Heated Garage, Underground	Utilities:	-
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard		
Floors:	Vinyl, Vinyl Plank		
Roof:	-		
Basement:	-		
Exterior:	Concrete, Wood Frame		
Foundation:	-		
Features:	High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Fantastic Opportunity in Cranston’s Riverstone! This beautifully designed 2 Bed / 2 Bath condo offers 860 SQFT of open-concept living with high ceilings, luxury vinyl plank flooring, and loads of natural light. The modern kitchen features quartz countertops, upgraded cabinetry, stainless-steel appliances, and a large island with seating—perfect for entertaining! The spacious primary suite includes a walk-through closet and private 4-piece ensuite, while the second bedroom and bath offer great flexibility. Enjoy a private balcony, a large laundry room with extra storage potential, and 1 heated underground parking stall. Steps to Fish Creek Park, Bow River pathways, and close to Seton amenities, South Health Campus, and major roadways. Pet-friendly (with board approval). Ideal for first-time buyers, downsizers, or investors—this one won’t last long!