

465 Cranbrook Square SE  
Calgary, Alberta

MLS # A2239769



**\$439,900**

|                  |                       |               |                  |
|------------------|-----------------------|---------------|------------------|
| <b>Division:</b> | Cranston              |               |                  |
| <b>Type:</b>     | Residential/Five Plus |               |                  |
| <b>Style:</b>    | 3 (or more) Storey    |               |                  |
| <b>Size:</b>     | 1,540 sq.ft.          | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Assigned, Stall       |               |                  |
| <b>Lot Size:</b> | -                     |               |                  |
| <b>Lot Feat:</b> | Back Yard             |               |                  |

|                    |                                                                                                |                   |        |
|--------------------|------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                | <b>Condo Fee:</b> | \$ 274 |
| <b>Basement:</b>   | None                                                                                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame                                                                 | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |                   |        |

**Inclusions:** N/A

Step inside this bright and modern townhome at 465 Cranbrook Square SE—an ideal fit for first-time buyers, savvy investors, or those looking to simplify without sacrificing comfort. This stylish stacked rowhouse offers smart, low-maintenance living in the heart of Cranston, one of Calgary’s most welcoming and amenity-rich southeast communities. From the moment you arrive, you’ll notice the modern curb appeal with durable Hardie Board siding and a welcoming front entry. Inside, the open-concept main floor is filled with natural light from large windows and features durable vinyl plank flooring throughout. The kitchen shines with sleek quartz countertops, stainless steel appliances, and ample cabinet space—perfect for everyday meals or casual entertaining. A convenient half-bath rounds out the main level. Upstairs, you’ll find two spacious bedrooms with cozy carpet underfoot, a full bathroom, and functional upper-level laundry that makes life easier. The upper third level offers a flexible bonus room—ideal as a home office, workout space, media room, or guest suite. Step out onto the south-facing balcony from this level and enjoy great views, all-day sun, and a gas line for BBQing—perfect for relaxing or entertaining outdoors. With 1,539 sq ft of living space, 2 bedrooms, and 2.5 bathrooms, this home blends comfort, functionality, and flexibility across three well-designed levels. The private outdoor area and thoughtful layout make it a standout option for those seeking value and versatility. Beyond your doorstep, Cranston delivers in every way: you’re just a 5-minute walk to the Bow River and its scenic pathways, and minutes from shopping, restaurants, schools, and the South Health Campus. Residents also enjoy access to Century Hall—complete with a gym, splash park, sports courts, and

year-round programs and events. Whether you're starting your homeownership journey, simplifying your lifestyle, or building your rental portfolio, this home is a move-in-ready opportunity in a thriving community you'll love to call home. Book your showing today with your favourite realtor!