

353 Cranbrook Square SE
Calgary, Alberta

MLS # A2241256



\$275,000

| | | | |
|------------------|-----------------------|---------------|------------------|
| Division: | Cranston | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 652 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Level | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 110 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Smoking Home | | |

Inclusions: All Tenant Belongings

Welcome to this bright and modern lower-level townhouse in the scenic community of Cranston's Riverstone. This 2-bedroom, 1-bathroom home offers incredible value with low condo fees! Inside, you'll find wide-plank vinyl flooring, a spacious open-concept layout, and oversized windows that flood the space with natural light. The kitchen features quartz countertops, stainless steel appliances, a large island with seating, and a pantry for extra storage. Both bedrooms are generously sized while the 4-piece bathroom is sleek and functional. Additional highlights include in-suite laundry, extra storage space, a large private front patio, and assigned parking just steps from the door. Perfectly located near the Bow River, parks, and trails, and just minutes from Setons shops, restaurants, the South Health Campus, and Community Hall amenities including a gym, splash park, rink, and more. Ideal for first-time buyers, investors, or downsizers this home truly has it all!