

**109 Cranbrook Square SE  
Calgary, Alberta**

**MLS # A2265230**



**\$234,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	512 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 111
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Quartz Counters		
<b>Inclusions:</b>	N/A		

**VALUE VALUE VALUE!** \$111.41 condo fee! This modern Riverstone home in Cranston offers an open-concept layout with upscale finishes, including stainless steel appliances, quartz counters, and a subway tile backsplash. Steps from the Bow River, trails, and green spaces, it features a large primary bedroom with dual closets, a 4-piece bath, in-suite laundry, extra storage, a fenced patio, and a dedicated parking stall. Pet-friendly (board approval) and conveniently close to amenities, this property combines natural surroundings with urban comfort at a low monthly condo fee.