

**317 Cranbrook Square SE  
Calgary, Alberta**

**MLS # A2282546**



**\$260,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	686 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 103
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	(M-1)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** none

Welcome to this well maintained 2-bedroom, 1-bathroom home with nearly 700 sqft of finished living space! Located in the highly desirable Cranston & Riverstone area at 317 Cranbrook Square SE. This property offers an excellent blend of affordability, comfort, and lifestyle, perfect for first time buyers, downsizers, or savvy investors. The interior features a smart and functional layout with comfortable living space, well-proportioned bedrooms, and a clean, modern bathroom. The home shows pride of ownership throughout and is in move-in-ready condition. A major highlight is the ultra-low condo fee of just \$103 per month, keeping monthly ownership costs exceptionally low while still enjoying the benefits of condo living. The complex is pet-friendly with board approval, making it a great option for pet owners. Step outside to your private patio area, an ideal space for entertaining guests, enjoying summer BBQs, or relaxing outdoors. There is a dedicated parking stall directly in front of the unit. Cranston is one of Calgary's most sought-after master-planned communities, known for its family-friendly atmosphere, natural surroundings, and excellent amenities. Residents enjoy close access to the Bow River and Riverstone's extensive pathway system, perfect for walking, biking, and enjoying the outdoors year-round. The community offers convenient access to shopping and services at Cranston Market, Seton Urban District, and nearby South Health Campus, along with quick connections to Deerfoot and Stoney Trail for an easy commute. Book your private showing today!