

# \$384,900 - 109 Cranbrook Walk Se, Calgary

MLS® #A2202465

**\$384,900**

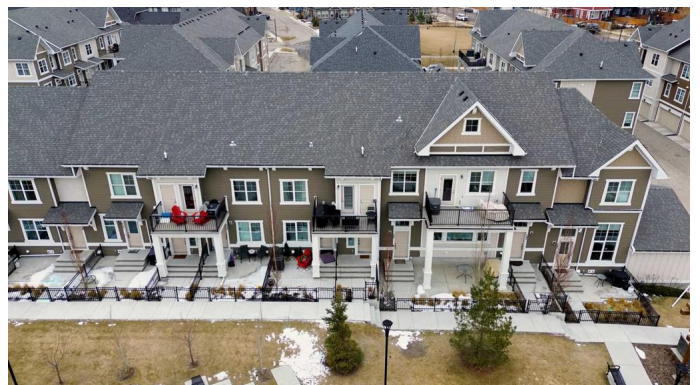
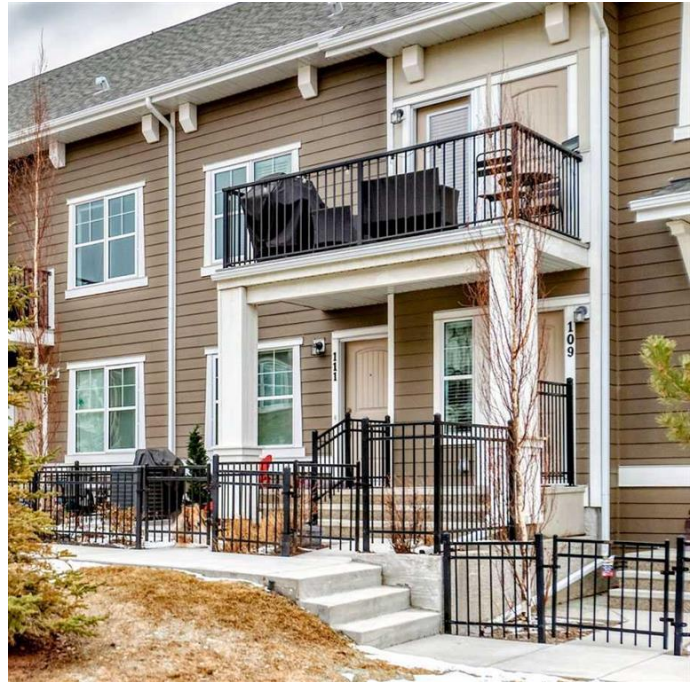
2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Beautiful UPPER UNIT - 2 bedroom 1 bathroom in the heart of Cranstonâ€™s Riverstone â€“ Welcome home to 109 Cranbrook Walk SE! This modern open-concept unit is bright & spacious with large windows and vaulted ceilings. The gourmet kitchen flows seamlessly into the living/dining areas and features quartz countertops, stainless steel appliances, ample cabinetry & large center island with seating. The private west-facing balcony with courtyard views is just steps from the living space and includes a gas hookup â€“ perfect for everyday living & entertaining! Down the hall, you will find the spacious primary bedroom with a walk-in closet showcasing beautiful built-ins. The second bedroom and 4-piece bathroom with a soaker tub and stacked washer/dryer complete this unit. Downstairs you will find the single attached garage with built-in shelving with additional parking available throughout the complex. Offering a prime location on the edge of the Bow River you can enjoy river walks along the nearby pathways, local parks/playgrounds, and minutes to Cranston/Seton amenities. Easy access to Deerfoot/Stoney Tr to get to all the places you need to go! Additional features include central air conditioning & well-maintained pet-friendly complex. Donâ€™t miss out on convenient riverside living â€“ Book your viewing today!

Built in 2018



## Essential Information

MLS® #	A2202465
Price	\$384,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	109 Cranbrook Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V5

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Garage Door Opener, Single Garage Attached, Paved
# of Garages	1

## Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Private Entrance, Private Yard
-------------------	--------------------------------

Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	50
Zoning	M-X1
HOA Fees	493
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.