

# \$457,900 - 106 Cranbrook Square Se, Calgary

MLS® #A2225775

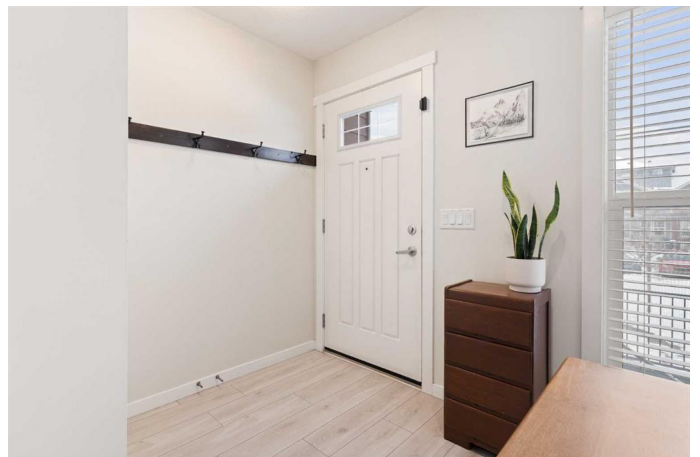
**\$457,900**

2 Bedroom, 3.00 Bathroom, 1,526 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

An exceptional modern Air Conditioned 3 Story town home located in Cranston, a highly sought after community on the edge of the Bow River, offering stunning views & gorgeous walking paths. This unit comes with TWO PARKING spaces, (88 & 29 - 1 titled & 1 assigned ) You will love the upgrades & design choices in this 3-storey townhome with a private rooftop terrace. The master bedroom features a 3pc ensuite bath with standing glass shower & dual his-and-hers closets providing lots of storage space. Luxury vinyl plank flooring throughout the main living areas, 9' ceilings on main floor, upgraded quartz counters & SS Appliances. The three-floor layout is perfect for creating different spaces within the home, the top-level room is a cozy retreat with lots of natural light, which could be used as a family room, workout space, home office or space for guests, with the bonus of a Private Patio with gorgeous views. Your own private yard completely fenced with space for a small garden & a patio set. This is a Pet friendly complex: Two dogs (up to 65lbs each) are welcome with board approval. Being part of the Cranston Residents Association, you will enjoy the skating rink, splash park, playground, tennis & basketball courts. This home is the perfect location, there is a playground just steps away and so close to South Health Campus, restaurants, shopping, theatres, parks, pathways, & the best YMCA. Nature Lovers will enjoy the walking/biking trails in Fish creek park and the Bow River.



Plus, very easy access to Deerfoot & Stoney Trail.

Built in 2021

### Essential Information

MLS® #	A2225775
Price	\$457,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,526
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	106 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E3

### Amenities

Amenities	Parking, Trash, Visitor Parking, Gazebo, Playground
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Central, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 1st, 2025
Days on Market	7
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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