

# \$499,000 - 356 Cranbrook Square Se, Calgary

MLS® #A2192874

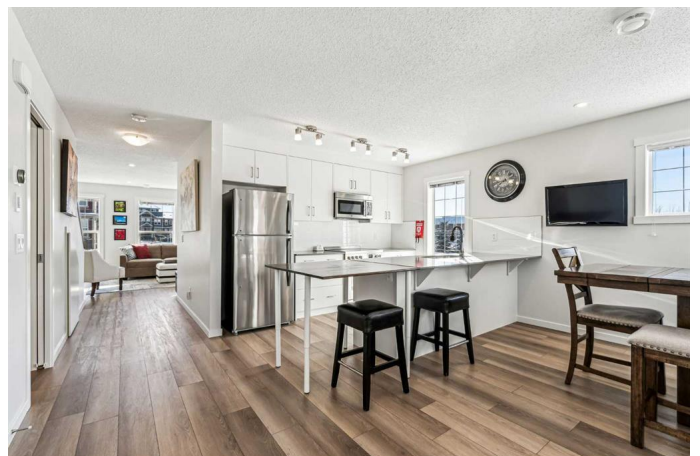
**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,772 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this STUNNING CORNER UNIT townhome in the highly sought-after area in the Cranston community Riverstone! Modern design, FUNCTIONAL LAYOUT, and PRIME LOCATION all come together for the ultimate living experience. The SPACIOUS, OPEN-CONCEPT MAIN FLOOR features large windows for natural light and a stylish kitchen with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, PANTRY & DINING AREA—perfect for entertaining or everyday living. The SECOND FLOOR offers TWO GOOD-SIZED BEDROOMS, a FULL BATH, CONVENIENT LAUNDRY, and the LUXURIOUS KING-SIZED PRIMARY BEDROOM with a SPA-LIKE ENSUITE and WALK-IN CLOSET, providing a peaceful escape. The VERSATILE THIRD LEVEL RETREAT boasts a BONUS ROOM leading to a PRIVATE, EXPANSIVE PATIO with PANORAMIC NATURE VIEWS—ideal for relaxing, entertaining, or stargazing. The FENCED BACKYARD is perfect for your hammock, veggie garden, dog run, or patio set. You'll enjoy DIRECT ACCESS TO THE BOW RIVER, beautiful parks, ponds, and pathways. PRIME LOCATION just steps from a playground, South Health Campus, top-tier dining, shopping, entertainment, and the famous YMCA. Residents have exclusive access to the CRANSTON RESIDENTS ASSOCIATION at Century Hall, offering a skating rink, splash park, playground, tennis, and basketball courts. Built with QUALITY



CRAFTSMANSHIP and TIMELESS DESIGN,  
this master-planned community is perfect for  
ALL GENERATIONS. Donâ€™t miss  
outâ€™BOOK YOUR PRIVATE VIEWING  
TODAY!

Built in 2022

**Essential Information**

MLS® #	A2192874
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,772
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	356 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K8

**Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	No Smoking Home, Pantry, Vinyl Windows, Low Flow Plumbing Fixtures, Quartz Counters, Recessed Lighting
-------------------	--

Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Basement	None

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 22nd, 2025
Days on Market	35
Zoning	M-1
HOA Fees	515
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.