

# \$374,000 - 1013 Cranbrook Walk Se, Calgary

MLS® #A2197344

**\$374,000**

2 Bedroom, 1.00 Bathroom, 774 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully maintained, move-in ready townhouse located in the desirable Riverstone community in Cranston. As you step through the front door, you'll immediately notice the pride of ownership throughout. The inviting front living room is perfect for relaxation, while the spacious kitchen boasts sleek quartz countertops, stainless steel appliances, a stylish backsplash, and a centre island with seating for three. The hallway leads to two generous-sized bedrooms, including a primary suite with a walk-in closet. A 4 piece bathroom and laundry area complete the main floor. The lower level offers additional storage and access to the attached single tandem garage. The home features a mix of laminate, tile, and carpet flooring throughout for added comfort and style. Outside, enjoy a cozy fenced front yard and patio area just steps from the beautiful greenspace. This well-managed complex comes with affordable condo fees, providing a low-maintenance lifestyle. Conveniently located near walking trails, Fish Creek Park, and with easy access to major roads and bus routes, this home is ideal for an active lifestyle. Quick possession is available—don't miss out on this incredible opportunity!

Built in 2018

## Essential Information



MLS® #	A2197344
Price	\$374,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	774
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	1013 Cranbrook Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V5

### **Amenities**

Amenities	Clubhouse
Parking Spaces	2
Parking	Single Garage Attached, Tandem
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Control(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Courtyard
Lot Description	Front Yard, Level

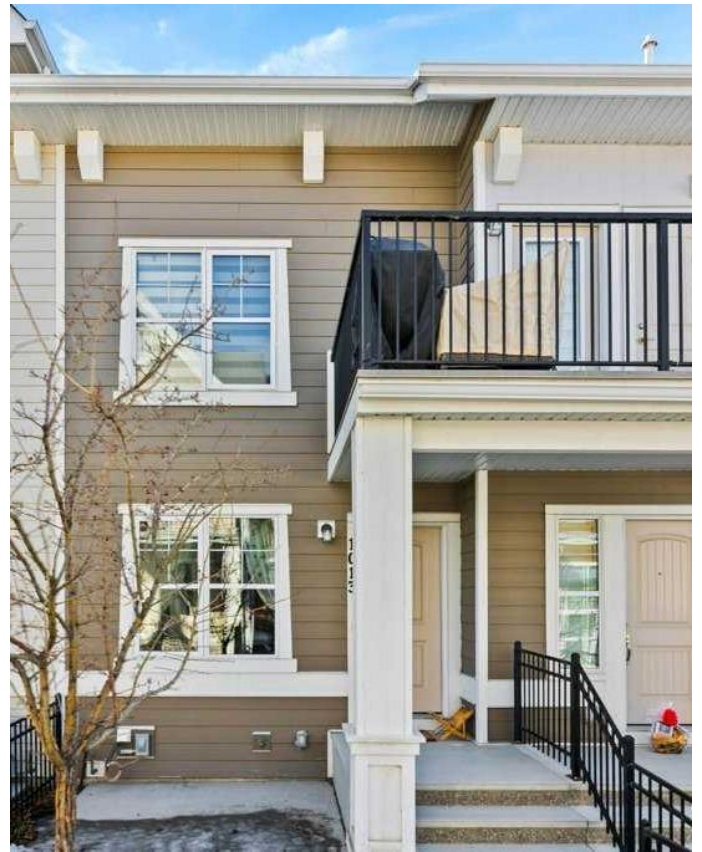
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 26th, 2025  
Days on Market 59  
Zoning M-X1  
HOA Fees 518  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX Landan Real Estate



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