

# \$317,000 - 2407, 42 Cranbrook Gardens Se, Calgary

MLS® #A2168826

**\$317,000**

1 Bedroom, 1.00 Bathroom, 580 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Riverstone Manor, a gorgeous pet-friendly apartment building built by the "Builder of Choice" award winners Cedarglen Living. The building is situated in the exclusive community of Riverstone in Cranston on the southern edge of Calgary, keeping you away from the rush of downtown, while also enabling easy commuting access. Step into a realm of sophistication and comfort with this exquisite one-bedroom, one-bathroom TOP FLOOR unit, designed for those who appreciate modern aesthetics and serene landscapes. The heart of this stunning home is its open-plan modern kitchen, showcasing stainless steel appliances, cabinetry that extends to the ceilings, and a strikingly large quartz island – perfect for culinary enthusiasts and those who love to entertain. Adorned with luxurious LVP and LVT flooring throughout, the space invites warmth and continuity in its design, complemented by high ceilings that enhance the airy, spacious feel. Natural light cascades through large windows, framing the lovely VIEWS OF THE POND and lush valley beyond. The bedroom offers a personal retreat, featuring a spacious walk-in closet and a sophisticated tray ceiling. The adjacent 4-piece bathroom has function and style, complete with a sleek quartz countertop. Step outside onto the generous SOUTH FACING BALCONY and enjoy the unobstructed views of the serene pond below. This outdoor space is perfect for relaxing, entertaining, or simply enjoying the peaceful



surroundings. Additionally, the large laundry and storage room provides practical solutions for everyday living, ensuring a clutter-free and organized environment. Located a short walk from the scenic Bow River, this home not only delivers luxury inside but also offers prime access to beautiful natural surroundings. This top-floor unit, nestled in a serene community, promises a perfect blend of tranquility and modern convenience. Capture the opportunity to call this beautiful apartment your new home. Schedule a viewing today! [View 3D/Multi Media/Virtual Tour!](#)

Built in 2023

### Essential Information

MLS® #	A2168826
Price	\$317,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	580
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	2407, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3N9

### Amenities

Amenities	Elevator(s), Parking, Visitor Parking
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Parking Spaces 1  
Parking Stall, Titled

### **Interior**

Interior Features High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Baseboard  
Cooling None  
# of Stories 4

### **Exterior**

Exterior Features Balcony  
Construction Concrete, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed September 30th, 2024  
Days on Market 165  
Zoning M-1  
HOA Fees 518  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office RE/MAX First

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