

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

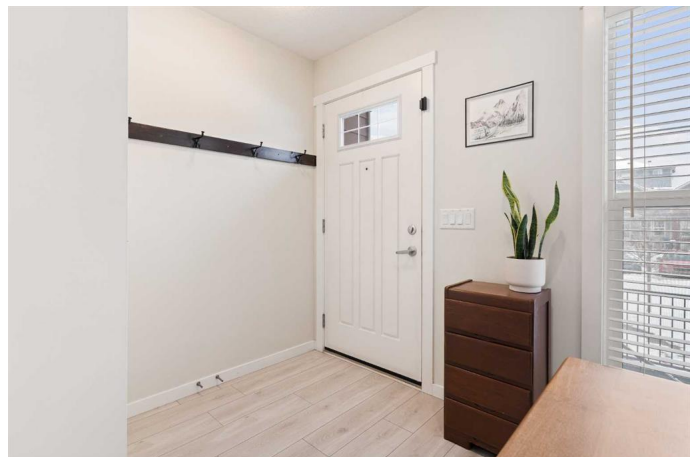
MLS® #A2225775

\$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 | 15 |
| Zoning | M-1 |
| HOA Fees | 518 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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