

# \$239,900 - 109 Cranbrook Square Se, Calgary

MLS® #A2216597

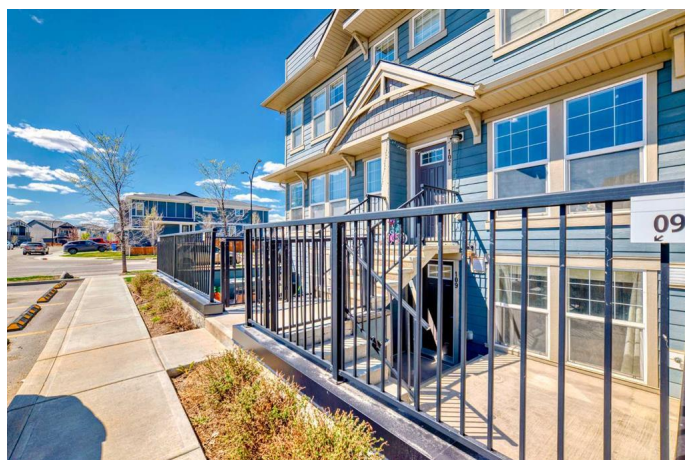
**\$239,900**

1 Bedroom, 1.00 Bathroom, 512 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

LOW LOW \$111.41 condo fee! Stylish Living in Riverstone – Where Nature Meets Convenience Located in the sought-after Riverstone community of Cranston, this beautifully appointed home blends modern design with the peace and beauty of natural surroundings. Just steps from the Bow River, scenic trails, and expansive green spaces, you™ll enjoy a serene lifestyle without sacrificing access to everyday amenities. Inside, the home features a contemporary open-concept layout with upscale finishes throughout. The kitchen is a standout, boasting stainless steel appliances, quartz countertops, and a timeless subway tile backsplash. The spacious living area is perfect for relaxing or entertaining, seamlessly connecting to the rest of the home. The generously sized primary bedroom easily fits a large bedroom set up and offers dual closets for ample storage. Additional features include a full 4-piece bathroom, in-suite laundry, and a utility room for even more storage space. Additionally there is a fenced patio just outside your door. You™ll love the convenience of your own dedicated parking stall right outside the unit, and the complex is pet-friendly (with board approval). And don't forget the low low condo fee of \$111.41 per month. This property is below street grade. Whether you're enjoying a riverside stroll or heading to nearby shops, and restaurants, this home offers the ideal combination of natural beauty and urban convenience.



Built in 2019

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2216597          |
| Price          | \$239,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 512               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 109 Cranbrook Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3E3                 |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Visitor Parking, Parking, Park |
| Parking Spaces | 1                              |
| Parking        | Stall                          |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Quartz Counters  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | See Remarks              |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 75            |
| Zoning         | M-1           |
| HOA Fees       | 493           |
| HOA Fees Freq. | ANN           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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