

\$454,900 - 1309, 42 Cranbrook Gardens Se, Calgary

MLS® #A2213867

\$454,900

2 Bedroom, 2.00 Bathroom, 1,087 sqft
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Corner Unit | Underground Parking | 2023
Build | Scenic Pond & Hill Views | Oversized
Balcony & Windows | Storage Unit.

Discover this bright and spacious 2-bed,
2-bath corner unit, ideally located in the scenic
community of Riverstone (Cranston). Built in
2023 by award-winning Cedarglen Homes, this
south-facing unit offers breathtaking pond
views from the living room, both bedrooms,
and the oversized balcony.

The open-concept layout features a wide
entryway, modern LVP flooring, and abundant
natural light throughout. The living area and
dining area flows seamlessly onto a large,
sunny balcony equipped with a BBQ gas
line—perfect for enjoying the panoramic view
of pond and rolling hills or entertaining guests.
The kitchen showcases a quartz island,
stainless steel appliances, and full-height
cabinetry for both style and function. The
primary bedroom includes a walk-in closet, a
large window with pond views, and a
well-appointed ensuite featuring dual sinks
and a glass shower. The second bedroom is
just as impressive with two oversized windows
and serene pond views. A second full
bathroom and in-unit laundry room offer added
convenience.

Additional highlights include titled underground
parking, a large private storage unit, and
premium Hardie board siding for a clean,
modern exterior. The pet-friendly complex
allows up to 2 cats or dogs (each up to 77 lbs,
with board approval) and features secure bike



storage nearby.

Live where nature meets luxury in Cranston's Riverstone. Nestled along the Bow River and bordering Fish Creek Park, this exclusive community offers stunning scenery, rolling hills, and peaceful bike and walking trails. As a resident of Cranston's prestigious Riverstone community, you'll enjoy exclusive access to Century Hall, the vibrant community hub featuring a skating rink, splash park, hockey rink, tennis court, a full gymnasium, and a family-friendly playground. Minutes from top schools, bustling Seton Urban District/shopping, and South Health Campus, with easy access to Deerfoot and Stoney Trail, Riverstone is where city convenience meets nature's backyard.

Built in 2023

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2213867 |
| Price | \$454,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,087 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 1309, 42 Cranbrook Gardens Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Postal Code T3M 3N9

Amenities

Amenities Elevator(s), Snow Removal, Storage, Visitor Parking
Parking Spaces 1
Parking Underground
Waterfront Pond

Interior

Interior Features Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home
Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating Baseboard
Cooling None
of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line, Playground, Storage
Construction Stone, Cement Fiber Board

Additional Information

Date Listed April 23rd, 2025
Days on Market 1
Zoning M-1
HOA Fees 518
HOA Fees Freq. ANN

Listing Details

Listing Office URBAN-REALTY.ca

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