## ROBERT HART MOORE **GRASSROOTS REALTY GROUP**

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## 2302, 42 CRANBROOK Gardens SE Calgary, Alberta

MLS # A2236192



\$353,999

Division:	Cranston			
Туре:	Residential/Low Rise (2-4 stories)			
Style:	Apartment-Single Level Unit			
Size:	860 sq.ft.	Age:	2023 (2 yrs old)	
Beds:	2	Baths:	2	
Garage:	Garage Door Opener, Heated Garage, Underground			
Lot Size:	-			
Lot Feat:	-			

Heating:	Baseboard	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 357
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions:

N/A

Fantastic Opportunity in Cranston's Riverstone! This beautifully designed 2 Bed / 2 Bath condo offers 860 SQFT of open-concept living with high ceilings, luxury vinyl plank flooring, and loads of natural light. The modern kitchen features quartz countertops, upgraded cabinetry, stainless-steel appliances, and a large island with seating— perfect for entertaining! The spacious primary suite includes a walk-through closet and private 4-piece ensuite, while the second bedroom and bath offer great flexibility. Enjoy a private balcony, a large laundry room with extra storage potential, and 1 heated underground parking stall. Steps to Fish Creek Park, Bow River pathways, and close to Seton amenities, South Health Campus, and major roadways. Pet-friendly (with board approval). Ideal for first-time buyers, downsizers, or investors—this one won't last long!