

# \$275,000 - 353 Cranbrook Square Se, Calgary

MLS® #A2241256

**\$275,000**

2 Bedroom, 1.00 Bathroom, 652 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this bright and modern lower-level townhouse in the scenic community of Cranston's Riverstone. This 2-bedroom, 1-bathroom, below grade home offers incredible value with low condo fees! Inside, you'll find wide-plank vinyl flooring, a spacious open-concept layout, and oversized windows that flood the space with natural light. The kitchen features quartz countertops, stainless steel appliances, a large island with seating, and a pantry for extra storage. Both bedrooms are generously sized while the 4-piece bathroom is sleek and functional. Additional highlights include in-suite laundry, extra storage space, a large private front patio, and assigned parking just steps from the door. Perfectly located near the Bow River, parks, and trails, and just minutes from Setons shops, restaurants, the South Health Campus, and Community Hall amenities including a gym, splash park, rink, and more. Ideal for first-time buyers, investors, or downsizers this home truly has it all!

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2241256  |
| Price      | \$275,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 652               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 353 Cranbrook Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3K8                 |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home              |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Electric                                         |
| Cooling           | None                                                        |
| Basement          | None                                                        |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Level                  |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 30              |
| Zoning         | M-1             |

|                |     |
|----------------|-----|
| HOA Fees       | 493 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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