

# \$434,900 - 2310, 42 Cranbrook Gardens Se, Calgary

MLS® #A2232704

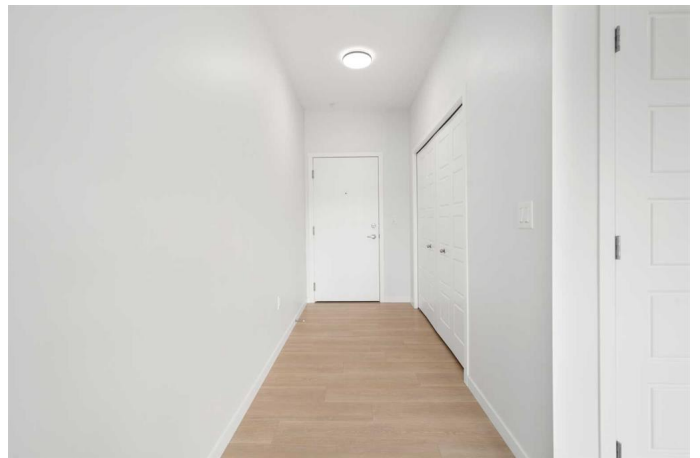
## \$434,900

2 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully appointed END UNIT, offering over 1,000 SQFT of elevated comfort in the heart of CRANSTON™S exclusive RIVERSTONE community. Set on the third floor, this 2 BEDROOM, 2 BATHROOM home combines everyday function with upscale finishings and scenic POND AND VALLEY VIEWS. A PRIVATE FOYER opens into a spacious OPEN-CONCEPT LAYOUT filled with natural light. The bright LIVING ROOM features a wall-mounted TV bracket and connects seamlessly to the DINING AREA and COVERED BALCONY—ideal for morning coffee or summer evenings outdoors basking in the tranquil views. The stunning kitchen is designed for both beauty and practicality, featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETRY, a PANTRY CLOSET, CRUSHED GRANITE SINK, GARBAGE PULLOUT and a gorgeous CHEVRON TILE BACKSPLASH. Durable VINYL PLANK and TILE flooring run throughout the space (no carpet!). The PRIVATE PRIMARY BEDROOM includes a WALK-IN CLOSET with upgraded SHELVEING and a spacious ENSUITE complete with DUAL VANITIES, added drawer banks, and a WALK-IN SHOWER finished with FULL-HEIGHT TILE. The SECOND BEDROOM offers flexible space for family, guests, or a home office, while the 4-PIECE MAIN BATHROOM ensures convenience for daily routines. A separate LAUNDRY ROOM



with wired shelving provides ample storage. Comfort features include STONE COUNTERTOPS, AIR CONDITIONING ROUGH-IN, and a GAS LINE on the covered balcony. This unit also includes TITLED UNDERGROUND PARKING. Located in one of Calgary’s most scenic and family-friendly neighbourhoods, residents enjoy quick access to the BOW RIVER PATHWAYS, parks, schools, and the nearby COMMUNITY REC CENTRE—all surrounded by the natural beauty of the valley.

Built in 2023

**Essential Information**

MLS® #	A2232704
Price	\$434,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2310, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P9

**Amenities**

Amenities	Elevator(s), Parking, Snow Removal
Parking Spaces	1

Parking	Heated Garage, Parkade, Titled, Underground
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	Rough-In
# of Stories	4
Basement	None

## Exterior

Exterior Features	BBQ gas line
Lot Description	Views
Roof	Flat
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	11
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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