

# \$439,900 - 465 Cranbrook Square Se, Calgary

MLS® #A2239769

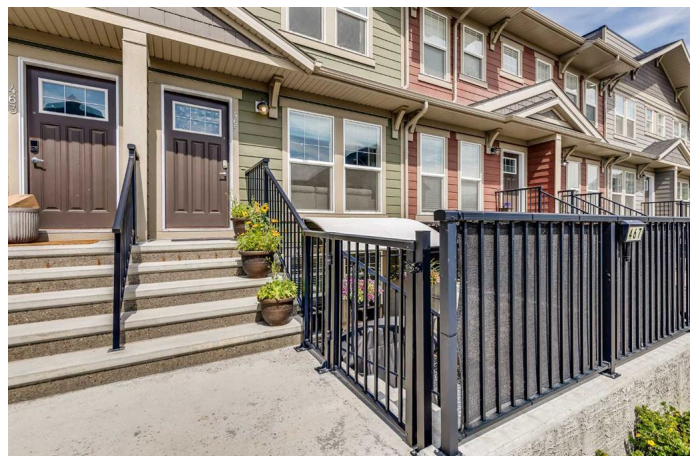
**\$439,900**

2 Bedroom, 3.00 Bathroom, 1,540 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Step inside this bright and modern townhome at 465 Cranbrook Square SE—an ideal fit for first-time buyers, savvy investors, or those looking to simplify without sacrificing comfort. This stylish stacked rowhouse offers smart, low-maintenance living in the heart of Cranston, one of Calgary’s most welcoming and amenity-rich southeast communities. From the moment you arrive, you’ll notice the modern curb appeal with durable Hardie Board siding and a welcoming front entry. Inside, the open-concept main floor is filled with natural light from large windows and features durable vinyl plank flooring throughout. The kitchen shines with sleek quartz countertops, stainless steel appliances, and ample cabinet space—perfect for everyday meals or casual entertaining. A convenient half-bath rounds out the main level. Upstairs, you’ll find two spacious bedrooms with cozy carpet underfoot, a full bathroom, and functional upper-level laundry that makes life easier. The upper third level offers a flexible bonus room—ideal as a home office, workout space, media room, or guest suite. Step out onto the south-facing balcony from this level and enjoy great views, all-day sun, and a gas line for BBQing—perfect for relaxing or entertaining outdoors. With 1,539 sq ft of living space, 2 bedrooms, and 2.5 bathrooms, this home blends comfort, functionality, and flexibility across three well-designed levels. The private outdoor area and thoughtful layout make it a standout option



for those seeking value and versatility. Beyond your doorstep, Cranston delivers in every way: youâ€™re just a 5-minute walk to the Bow River and its scenic pathways, and minutes from shopping, restaurants, schools, and the South Health Campus. Residents also enjoy access to Century Hallâ€™complete with a gym, splash park, sports courts, and year-round programs and events. Whether you're starting your homeownership journey, simplifying your lifestyle, or building your rental portfolio, this home is a move-in-ready opportunity in a thriving community you'll love to call home. Book your showing today with your favourite realtor!

Built in 2021

**Essential Information**

MLS® #	A2239769
Price	\$439,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,540
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	465 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E3

## Amenities

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	4
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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