

# \$449,900 - 1208, 42 Cranbrook Gardens Se, Calgary

MLS® #A2250531

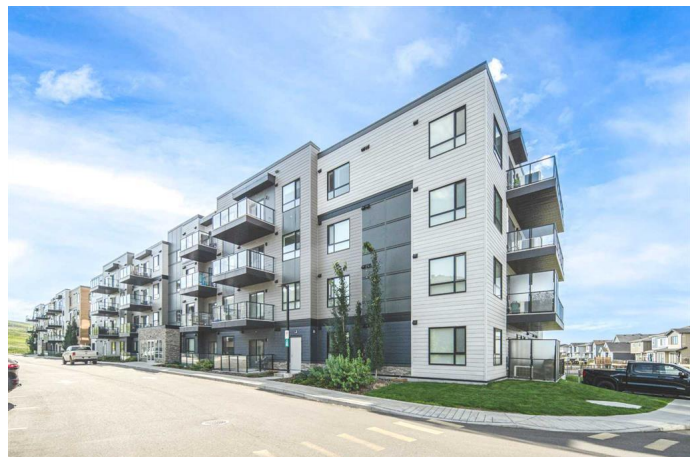
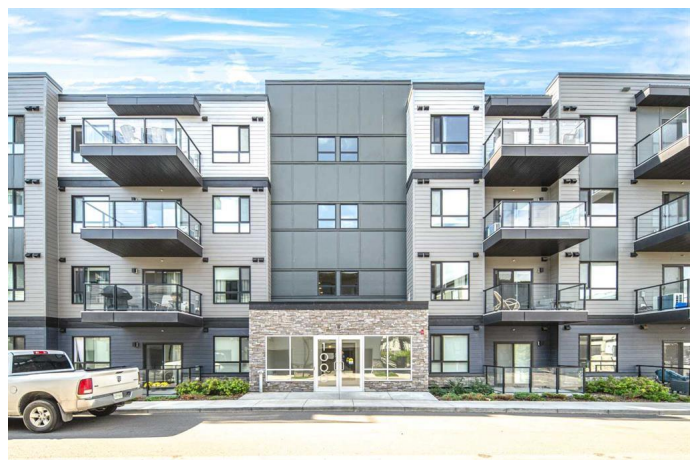
**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Riverstone Manor! Located in the highly sought after southeast community of Riverstone in Cranston. BUILT BY "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING! This unit offers luxury living right at your fingertips! This stunning southwest facing unit features 3 beds, 2 baths, and over 1,188 SqFt of living space. It also comes a titled underground parking stall and building bike storage! open plan, 9' ceilings, Low E triple glazed windows, electric baseboard heating, BBQ gas line on the balcony, Fresh Air System (ERV) and so much more. Super sunny SOUTH UNIT, with UNOBSTRUCTED Views of the Scenic Wet Pond on the balcony. The kitchen is spectacular with full height cabinets, quartz counters, pots/pan drawers, undermount sink, upgraded backsplash and S/S appliances. The island is extensive which transitions into the spacious living area and large dining room, perfect for entertaining. The spacious primary bedroom has a large window (triple pane windows), sizeable walk-in closet and dual vanities with a stand-up shower. The additional bedrooms are perfect for kids, guests, or an office. Nearby is the laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters and undermount sink. Highlights include: Hardie board siding, electric baseboard heating, BBQ gas line on the balcony. Strategically located steps from the beautiful Bow River, adjacent to the scenic wet pond, access to Cranston's Resident's



Association and many other bespoke amenities. PET FRIENDLY COMPLEX!

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250531          |
| Price          | \$449,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,188             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1208, 42 Cranbrook Gardens Se |
| Subdivision | Cranston                      |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3M 3N9                       |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Elevator(s), Parking, Storage      |
| Parking Spaces | 1                                  |
| Parking        | Heated Garage, Titled, Underground |

**Interior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings       |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                |

# of Stories            4

## Exterior

Exterior Features    Balcony, Playground  
Construction        Composite Siding, Concrete, Wood Frame  
Foundation          Poured Concrete

## Additional Information

Date Listed            August 23rd, 2025  
Days on Market      19  
Zoning                 M-1  
HOA Fees              518  
HOA Fees Freq.      ANN

## Listing Details

Listing Office        TrustPro Realty

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