

# \$459,900 - 106 Cranbrook Square Se, Calgary

MLS® #A2194129

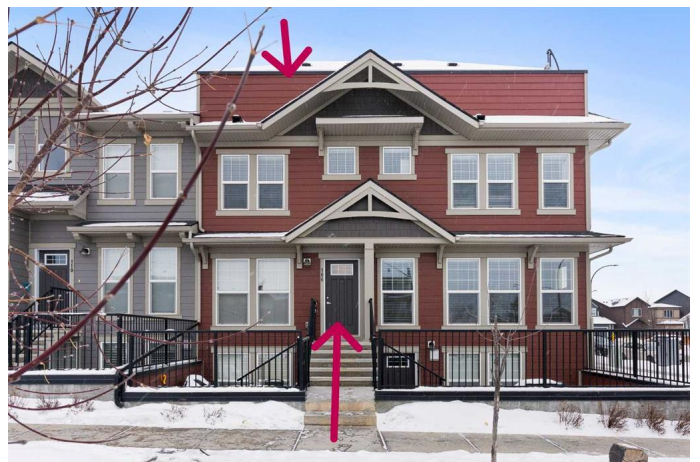
**\$459,900**

2 Bedroom, 3.00 Bathroom, 1,526 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

An exceptional modern 3 Story home located in Cranston, a highly sought after community on the edge of the Bow River, offering stunning views & gorgeous walking paths. This unit comes with TWO PARKING spaces, (1 titled & 1 assigned ) You will love the upgrades & design choices in this 3-storey townhome with a private rooftop terrace. Central Air will Keep you Cool this summer. The master bedroom features a 3pc ensuite bath with standing glass shower & dual his-and-hers closets providing lots of storage space. Luxury vinyl plank flooring throughout the main living areas, 9' ceilings on main floor, upgraded quartz counters & SS Appliances. The three-floor layout is perfect for creating different spaces within the home, the top-level room is a cozy retreat with lots of natural light, which could be used as a family room, workout space, home office or space for guests, with the bonus of a Private Patio with gorgeous views. Your own private yard completely fenced with space for a small garden & a patio set. This is a Pet friendly complex: Two dogs (up to 65lbs each) are welcome with board approval. Being part of the Cranston Residents Association, you will enjoy the skating rink, splash park, playground, tennis & basketball courts. This home is the perfect location, there is a playground just steps away and so close to South Health Campus, restaurants, shopping, theatres, parks, pathways, & the best YMCA. Nature Lovers will enjoy the walking/biking trails in Fish creek



park and the Bow River. Plus, very easy access to Deerfoot & Stoney Trail.

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2194129          |
| Price          | \$459,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,526             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 106 Cranbrook Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M3E3                  |

**Amenities**

|                |                           |
|----------------|---------------------------|
| Amenities      | Parking, Playground, Park |
| Parking Spaces | 2                         |
| Parking        | Stall, Titled, Assigned   |

**Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Central Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | Central Air                                                                                                 |

Basement                      None

**Exterior**

Exterior Features      Balcony, Private Yard  
Lot Description        Back Yard, City Lot  
Roof                      Asphalt  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              February 19th, 2025  
Days on Market        72  
Zoning                    M-1  
HOA Fees                518  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            TREC The Real Estate Company

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