

**2410, 42 Cranbrook Gardens SE**  
**Calgary, Alberta**

**MLS # A2311871**



**\$420,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Window Coverings

Welcome to this beautiful 2-bed, 2-bath CORNER unit condo in Cranston's Riverstone area. Located on the 4th floor with open-concept layout filled with natural light. Huge living area opens onto a private balcony with a gas line for BBQ and a beautiful green space and pond views. The kitchen showcases white coloured cabinets to the ceiling, quartz countertops, stainless steel appliances, and a functional big island. Good size primary bedroom with big window offers spacious walk-in closet and ensuite with a dual vanity. The second bedroom with 2 windows is well-sized and also includes its own closet. A second full bathroom, along with a dedicated in-suite laundry room with additional storage, adds everyday convenience. This unit includes a titled underground parking stall. Book your private showing today and experience it...