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2310, 42 Cranbrook Gardens SE Calgary, Alberta

MLS # A2324768



$394,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,058 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Electric	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	Flat	**Condo Fee:**	$ 442
Basement:	None	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-

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)

Inclusions: TV Mount

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, an upgraded CHEVRON TILE BACKSPLASH, a convenient recycling/garbage pullout unit, and thoughtful storage throughout. Durable VINYL PLANK flooring extends through the living areas and both bedrooms, with TILE in the bathrooms (no carpet!). The PRIVATE PRIMARY BEDROOM includes a WALK-IN CLOSET with upgraded custom shelving 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.

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