

# \$275,000 - 353 Cranbrook Square Se, Calgary

MLS® #A2241256

## \$275,000

2 Bedroom, 1.00 Bathroom, 652 sqft

Residential on 0.00 Acres

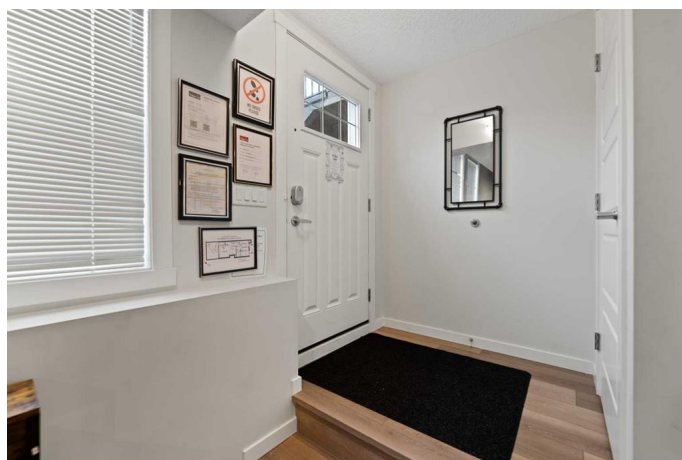
Cranston, Calgary, Alberta

Welcome to this bright and modern lower-level townhouse in the scenic community of Cranston's Riverstone. This 2-bedroom, 1-bathroom home offers incredible value with low condo fees! Inside, you'll find wide-plank vinyl flooring, a spacious open-concept layout, and oversized windows that flood the space with natural light. The kitchen features quartz countertops, stainless steel appliances, a large island with seating, and a pantry for extra storage. Both bedrooms are generously sized while the 4-piece bathroom is sleek and functional. Additional highlights include in-suite laundry, extra storage space, a large private front patio, and assigned parking just steps from the door. Perfectly located near the Bow River, parks, and trails, and just minutes from Setons shops, restaurants, the South Health Campus, and Community Hall amenities including a gym, splash park, rink, and more. Ideal for first-time buyers, investors, or downsizers this home truly has it all!

Built in 2022

## Essential Information

MLS® #	A2241256
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	652



Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	353 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K8

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Electric
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 19th, 2025
Days on Market	2
Zoning	M-1
HOA Fees	493

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.