

# \$374,000 - 1013 Cranbrook Walk Se, Calgary

MLS® #A2197344

**\$374,000**

2 Bedroom, 1.00 Bathroom, 774 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully maintained, move-in ready townhouse located in the desirable Riverstone community in Cranston. As you step through the front door, youâ€™ll immediately notice the pride of ownership throughout. The inviting front living room is perfect for relaxation, while the spacious kitchen boasts sleek quartz countertops, stainless steel appliances, a stylish backsplash, and a centre island with seating for three. The hallway leads to two generous-sized bedrooms, including a primary suite with a walk-in closet. A 4 piece bathroom and laundry area complete the main floor. The lower level offers additional storage and access to the attached single tandem garage. The home features a mix of laminate, tile, and carpet flooring throughout for added comfort and style. Outside, enjoy a cozy fenced front yard and patio area just steps from the beautiful greenspace. This well-managed complex comes with affordable condo fees, providing a low-maintenance lifestyle. Conveniently located near walking trails, Fish Creek Park, and with easy access to major roads and bus routes, this home is ideal for an active lifestyle. Quick possession is availableâ€”donâ€™t miss out on this incredible opportunity!

Built in 2018

## Essential Information



MLS® #	A2197344
Price	\$374,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	774
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	1013 Cranbrook Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V5

### Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Single Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

Exterior Features	Courtyard
Lot Description	Front Yard, Level

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 26th, 2025
Days on Market	55
Zoning	M-X1
HOA Fees	518
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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