# \$464,900 - 477 Cranbrook Square Se, Calgary

MLS® #A2204792

### \$464,900

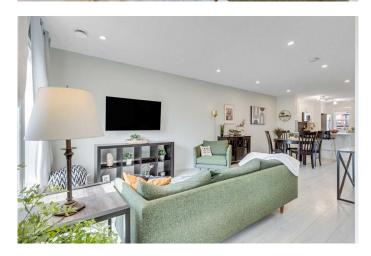
2 Bedroom, 3.00 Bathroom, 1,526 sqft Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Cranston! This stylish 3-storey townhome is just steps from the scenic Bow River valley. Step inside to a bright, open floorplan that flows seamlessly from the living room to the dining area into the modern kitchen. With stainless steel appliancesâ€"including a gas stoveâ€"quartz countertops, and a large island, this kitchen is built for cooking and entertaining. Step out from the kitchen to your private fenced backyard, which leads directly onto the complex greenspaceâ€" perfect for summer BBQs, especially with the built-in gas line ready to go! And when the temperatures rise, your A/C unit will keep things cool. Upstairs, the second level features a king-sized primary bedroom overlooking the greenspace, complete with dual closets and a private 3-piece ensuite. A second generously sized bedroom, 4-piece bathroom, and a stacked washer/dryer complete this level. Head to the top floor, a space made for entertaining! Whether it's a cozy movie night, a lively game night with friends, or the ultimate home office setup, this versatile loft adapts to your lifestyle. A built-in wet bar makes hosting a breeze, and the private top-floor balcony offers incredible southwest views of the ridge, with the Rockies tucked into the background. This unit also comes with TWO parking stalls (one assigned, one titled) plus visitor parking nearby. And with scenic trails and an off-leash park just steps from your front door, your four-legged friend will love it here too! Two







dogs (up to 65lbs each) are welcome with board approval. With an unbeatable location, only 5 minutes to Deerfoot Trail and close to shopping, walking trails, and moreâ€"this home is waiting for you to come say hello. Don't miss outâ€"schedule your exclusive viewing today!

#### Built in 2022

#### **Essential Information**

MLS® # A2204792

Price \$464,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,526

Acres 0.00

Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

# **Community Information**

Address 477 Cranbrook Square Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3E3

#### **Amenities**

Amenities Park, Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Assigned, Stall, Titled

#### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters,

Storage, Walk-In Closet(s), Wet Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood

Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 27th, 2025

Days on Market 7

Zoning M-1

HOA Fees 518

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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