

# \$424,900 - 2310, 42 Cranbrook Gardens Se, Calgary

MLS® #A2232704

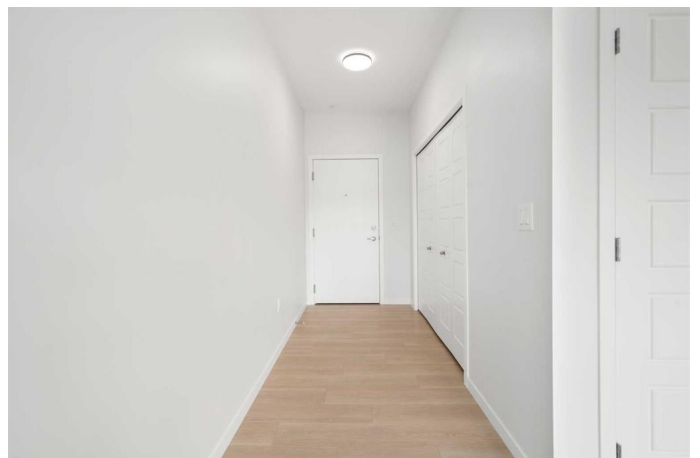
## \$424,900

2 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully appointed END UNIT, offering over 1,000 SQFT of elevated comfort in the heart of CRANSTONâ€™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 BALCONYâ€”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, GARBAGE PULLOUT and a gorgeous CHEVRON TILE BACKSPLASH. Durable VINYL PLANK and TILE flooring run throughout the space (no carpet!). The PRIVATE PRIMARY BEDROOM includes a WALK-IN CLOSET with upgraded SHELVEING 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.

Built in 2023

**Essential Information**

MLS® #	A2232704
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2310, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P9

**Amenities**

Amenities	Elevator(s), Parking, Snow Removal
Parking Spaces	1

Parking	Heated Garage, Parkade, Titled, Underground
# of Garages	1

## Interior

Interior 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)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	Rough-In
# of Stories	4
Basement	None

## Exterior

Exterior Features	BBQ gas line
Lot Description	Views
Roof	Flat
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	39
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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