

# \$369,900 - 414 Cranbrook Square Se, Calgary

MLS® #A2237950

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

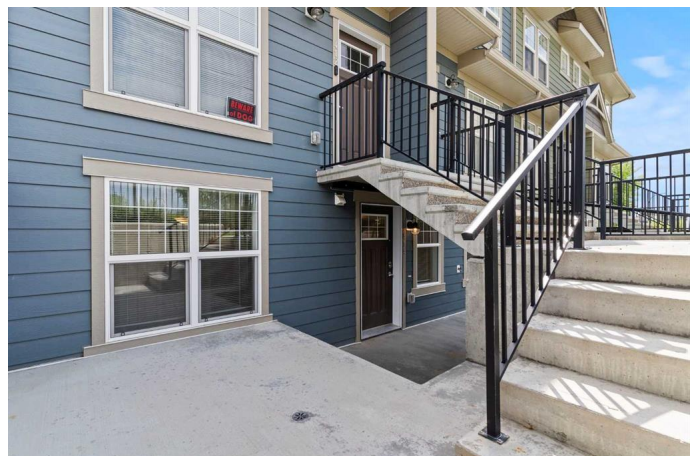
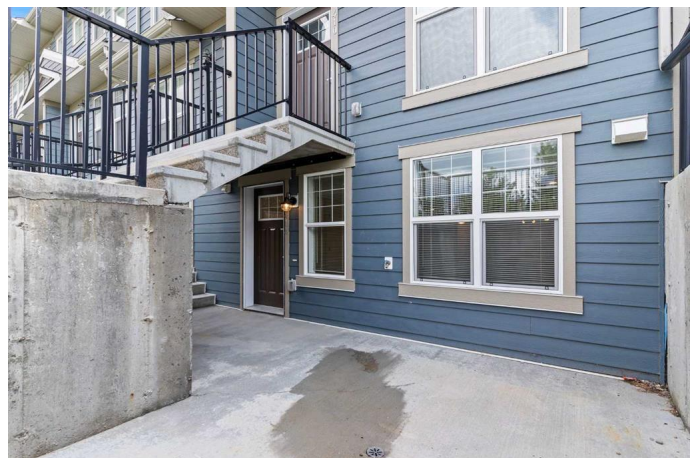
Enjoy the best of low-maintenance living and natural surroundings in this move-in ready bungalow style townhome in the highly sought-after community of Cranston's Riverstone. Located just steps from Fish Creek Park, the Bow River, and scenic walking paths, this home offers a peaceful, nature-filled setting with everyday conveniences nearby. Seton's shopping, restaurants, and schools are just minutes away, with quick access to Deerfoot and Stoney Trail for easy commuting.

Inside, you'll find a bright, open-concept layout filled with natural light from large windows. The modern kitchen features stainless steel appliances and stone countertops, opening to a spacious living and dining area perfect for relaxing or entertaining.

This home offers three comfortable bedrooms and two full bathrooms, both finished with stylish fixtures and matching stone countertops.

Step outside to your oversized, gated patio—a great space to enjoy morning coffee, entertain guests, or let your dog enjoy the outdoors. Beautiful green space is located just steps from your front door, adding to the tranquil setting.

An outdoor parking stall is also included for your convenience.



With low condo fees, modern finishes, and a prime location surrounded by nature, this like-new townhome is an excellent choice for first-time buyers, downsizers, and investors alike.

Book your private showing today and experience the lifestyle Cranstonâ€™s Riverstone has to offer!

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2237950      |
| Price          | \$369,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,077         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 414 Cranbrook Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3K8                 |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Recreation Facilities |
| Parking Spaces | 1                     |
| Parking        | Stall                 |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                          |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Basement          | None                                                                                                 |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 69              |
| Zoning         | M-1             |
| HOA Fees       | 518             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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