

# \$534,000 - 50 Cranbrook Gardens Se, Calgary

MLS® #A2245673

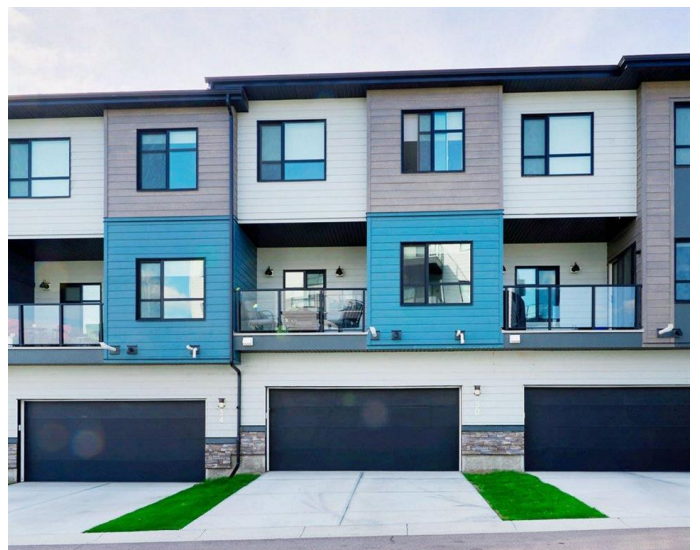
**\$534,000**

3 Bedroom, 3.00 Bathroom, 1,801 sqft

Residential on 0.04 Acres

Cranston, Calgary, Alberta

OPEN HOUSE ON SUNDAY, SEPTEMBER 28, FROM 2PM TO 4PM. PRICE REDUCTION ALERT! WELCOME TO A WONDERFUL TOWNHOUSE WITH A VIEW ON A MAGNIFICENT POND. BACKING ON TO OPEN SPACES, NO OTHER UNIT ENTRANCE. BUILT BY CEDERGLEN. OVERSIZE DOUBLE ATTACHED GARAGE. VISITOR PARKING STALLS AVAILABLE. THE FIRST LEVEL FEATURES A FLEX AREA/RECREATIONAL ROOM. THE MAIN LEVEL FEATURES OVERSIZE WINDOWS OFFERING PLENTY OF NATURAL LIGHT. LUXURY PLANK VINYL FLOORING. THE KITCHEN FEATURES STAINLESS STEEL APPLIANCES, LOVELY CABINETRY, A LARGE PANTRY, TIMELESS SUBWAY TILE BACKSLASH, AND QUARTZ COUNTER TOPS AND ISLAND. LARGE DINING ROOM. PRIVATE DEN. LOVELY POWDER ROOM ON MAIN LEVEL. EXPANSIVE GLASS RAILED BALCONY WITH MAGNIFICENT POND VIEWS. THE PRIMARY BEDROOM FEATURES MOUNTAIN VIEWS, A HUGE WALK-IN CLOSET, AND WEST EXPOSURE. THE ENSUITE FEATURES 2 SINKS, QUARTZ COUNTER TOPS, AND AN OVERSIZE SHOWER. 2 ADDITIONAL LARGE BEDROOMS, AND A FULL BATHROOM. THE LAUNDRY IS LOCATED ON THE UPPER LEVEL. ADDITIONAL UPGRADES INCLUDE HOT WATER ON DEMAND, HEAT RECOVERY VENTILATOR, A/C ROUGH-IN, FIBRE OPTIC HIGH-SPEED



INTERNET READY. ELECTRIC PANEL IN GARAGE FOR A FUTURE ELECTRIC VEHICLE CHARGER. FULLY LANDSCAPED COMPLEX IS PET FRIENDLY, UPON BOARD APPROVAL. EXTENDED PATHWAYS, LEAD TO THE COURTYARD AND A WONDERFUL POND. CLOSE TO RIVER PATHWAYS THAT WIND AROUND FISH CREEK PARK. CLOSE TO SHOPPING, SCHOOLS, PARKS, AND AMENITIES. EASY ACCESS TO DEERFOOT AND STONEY TRAILS.

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2245673      |
| Price          | \$534,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,801         |
| Acres          | 0.04          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 50 Cranbrook Gardens Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3N9                 |

**Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Parking, Visitor Parking, Other |
|-----------|---------------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                          |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                  |
| Cooling           | Rough-In                                                                                                                                  |
| Basement          | None                                                                                                                                      |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Courtyard, Private Entrance                      |
| Lot Description   | Back Lane, Landscaped, Lawn, Lake, Treed         |
| Roof              | Asphalt Shingle                                  |
| Construction      | Cement Fiber Board, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 52               |
| Zoning         | M-C1             |
| HOA Fees       | 471              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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