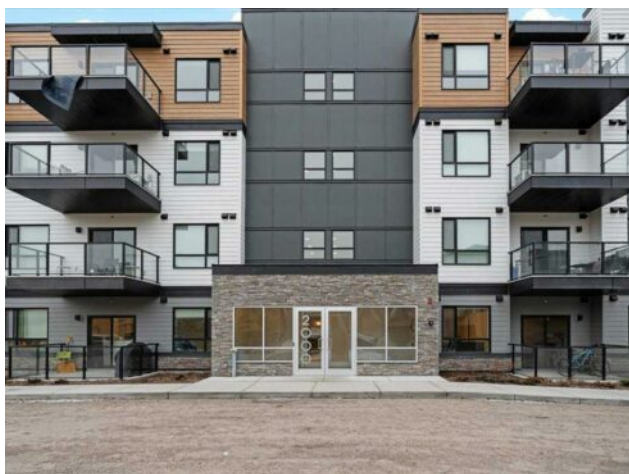


2302, 42 CRANBROOK Gardens SE
Calgary, Alberta

MLS # A2236192



\$353,999

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl, Vinyl Plank

Roof: -

Basement: -

Exterior: Concrete, Wood Frame

Foundation: -

Features: High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 357

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

Fantastic Opportunity in Cranston's Riverstone! This beautifully designed 2 Bed / 2 Bath condo offers 860 SQFT of open-concept living with high ceilings, luxury vinyl plank flooring, and loads of natural light. The modern kitchen features quartz countertops, upgraded cabinetry, stainless-steel appliances, and a large island with seating—perfect for entertaining! The spacious primary suite includes a walk-through closet and private 4-piece ensuite, while the second bedroom and bath offer great flexibility. Enjoy a private balcony, a large laundry room with extra storage potential, and 1 heated underground parking stall. Steps to Fish Creek Park, Bow River pathways, and close to Seton amenities, South Health Campus, and major roadways. Pet-friendly (with board approval). Ideal for first-time buyers, downsizers, or investors—this one won't last long!