

\$417,800 - 352 Cranbrook Square Se, Calgary

MLS® #A2270542

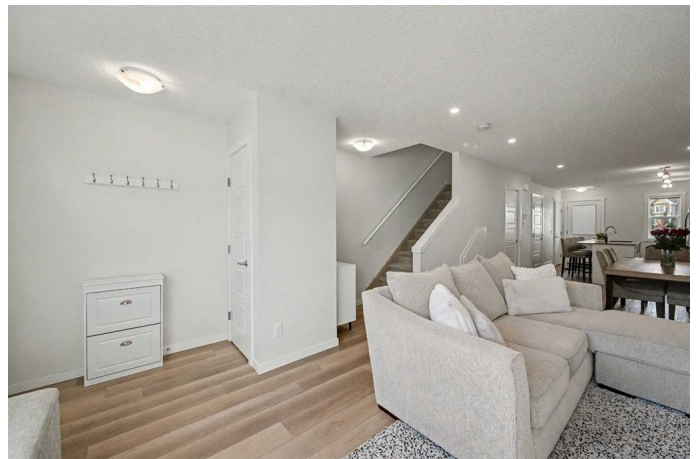
\$417,800

2 Bedroom, 3.00 Bathroom, 1,544 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome home! Discover this beautiful three-storey, 1,544 sq ft executive townhome located in the lower part of Cranston, within the sought-after Riverstone community. The site is perfectly positioned backing onto a large green space and very close to Fish Creek Park and the Bow River, this townhome offers a tranquil and scenic setting. The spacious main floor welcomes you with a large living room, an inviting dining area, and a massive kitchen counter island complete with a breakfast bar, while a convenient two-piece powder room is located just off the dining and living rooms. Enjoy the sunny west-exposed backyard, ideal for your puppy, family BBQs, and soaking up some extra sunshine. Upstairs, the second level offers two generous bedrooms—the primary easily accommodates a king-size suite and features a three-piece ensuite bath, and the second bedroom boasts east-facing windows, bathing the room in morning sunlight to help young ones rise early. The third level presents a versatile bonus space: use it as a music room, workout area, home office, guest quarters, or a quiet family room retreat, and step out onto the east-facing balcony for peaceful early-morning views. Throughout, neutral decor is complemented by quartz countertops, a breakfast bar, stainless steel appliances, central air conditioning for warmer days, and vinyl and carpet flooring; the entire home shows like new, with great windows offering abundant daylight. Your designated parking stall is just steps away from the front



door. The Century Hall recreation facility nearby offers fantastic amenities including winter hockey and skating, a summer splash park, tennis courts, a summer skate park, meeting rooms, rental options, and a gymnasium. Additional neighborhood conveniences include access to schools, shopping, major traffic routes, and bike pathways, all with very affordable townhome feesâ€”making this property a fantastic opportunity to join one of the best communities that southeast Calgary has to offer.

Built in 2022

Essential Information

MLS® #	A2270542
Price	\$417,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,544
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	352 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K8

Amenities

Amenities	Parking, Visitor Parking
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Parking Spaces	1
Parking	Guest, Off Street, On Street, Stall, Asphalt, Plug-In

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	1
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Masters
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