

# \$473,000 - 1305, 42 Cranbrook Gardens Se, Calgary

MLS® #A2263615

**\$473,000**

3 Bedroom, 2.00 Bathroom, 1,187 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Riverstone Manor in Cranston! Discover luxury condo living in the heart of one of Calgary's most desirable southeast communities – Riverstone in Cranston. This beautifully designed southwest-facing unit offers 3 bedrooms, 2 bathrooms, and over 1,187 sq. ft. of stylish living space. Step inside to an inviting open-concept layout with 9-ft ceilings, Low-E triple glazed windows, and modern finishes throughout. The chef-inspired kitchen showcases full-height cabinetry, quartz countertops, stainless steel appliances, pot & pan drawers, and an oversized island perfect for entertaining. The bright living and dining areas open onto a sunny south-facing balcony with unobstructed views of the scenic wet pond and a BBQ gas line for outdoor enjoyment. The spacious primary suite features a walk-in closet and a luxurious ensuite with dual vanities and a stand-up shower. Two additional bedrooms offer versatility for guests, family, or a home office. Additional highlights include in-suite laundry, a titled underground parking stall, bike storage, and Hardie board siding for long-lasting quality. Located just steps from the Bow River pathways, parks, and Cranston Resident's Association amenities, this pet-friendly complex combines nature, convenience, and elegance – all in one perfect package.

Built in 2023

## Essential Information



MLS® #	A2263615
Price	\$473,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,187
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1305, 42 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N9

### Amenities

Amenities	Bicycle Storage, Playground, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Composite Siding, Concrete, Wood Frame

**Additional Information**

Date Listed	October 9th, 2025
Days on Market	1
Zoning	M-1
HOA Fees	518
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	TrustPro Realty
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