

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

MLS® #A2245673

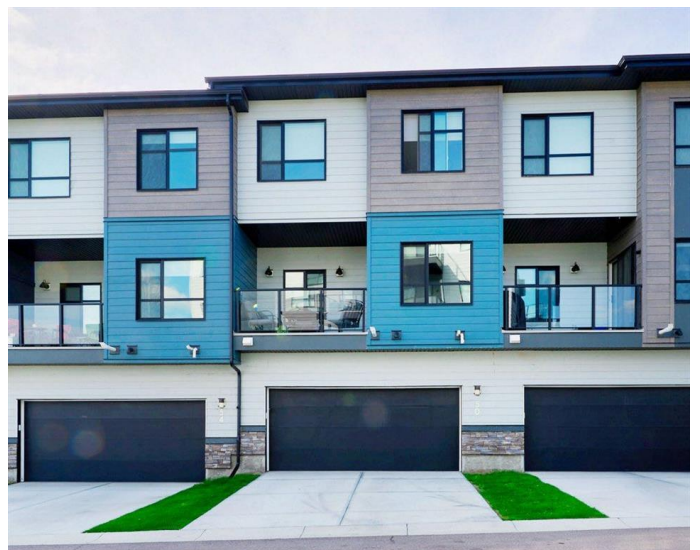
\$534,000

3 Bedroom, 3.00 Bathroom, 1,801 sqft

Residential on 0.04 Acres

Cranston, Calgary, Alberta

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

Exterior

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

Additional Information

Date Listed	August 4th, 2025
Days on Market	48
Zoning	M-C1
HOA Fees	471
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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