

# \$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 Residents' 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 | 25                |
| Zoning         | M-1               |
| HOA Fees       | 518               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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