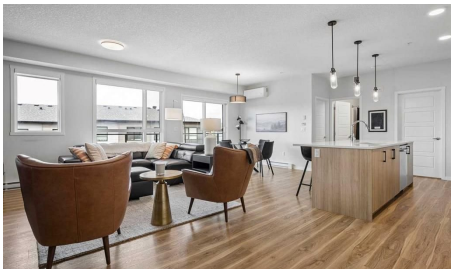
1303 42 Cranbrook Gardens SE

Calgary | Active | MLS® A2351407

$449,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2023**	**1,063.28 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

SOUTH-FACING 2 BED + 2 BATH WITH 1,063 SQ FT | ORIGINAL OWNER, IMMACULATE | AIR CONDITIONING | HEATED UNDERGROUND PARKING + STORAGE LOCKER | OVERSIZED PRIVATE SOUTH BALCONY | FULL LAUNDRY ROOM | STEPS TO SETON & CRANSTON SHOPS. Over 1,000 square feet of south-facing light is rare in a two-bedroom condo, and this one has been cared for by its original owner since new. The expansive living and dining area flows into an oversized kitchen built around an impressive island, perfect for entertaining or casual dining, with premium stainless steel appliances and quartz counters. The generous primary suite includes a spacious ensuite and a walk-in closet with custom built-ins. The bright second bedroom has windows on two sides, making it an ideal guest room or inspiring home office, and sits next to the second full bathroom. Air conditioning keeps summers comfortable, and a full laundry room with upgraded cabinetry gives you real storage. Titled heated underground parking and an out-of-suite storage locker are included, and the oversized private south-facing balcony is big enough for a full outdoor dining set. Cranston's and Seton's shops, restaurants, services, pathways and South Health Campus are just outside your door, with Deerfoot and Stoney Trail minutes away. Space, light, parking, storage and a like-new finish: this is the condo to compare the others against.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351407
Bedrooms	2
Bathrooms	2
Year Built	2023
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,063.28 sq. ft.

Main Level Finished Area:	1,063.28 sq. ft.
Condo Fee:	$437.78
Condo Fee Includes:	Gas, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2210988
Heating:	Baseboard, Electric
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Flat, Membrane

Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$517.65
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Cranston
Amenities:	Elevator(s), Trash
Appliances:	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer
Inclusions:	All window coverings and curtains
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 12'9" × 12'7" ·
Main Floor	Dining Room · 9'4" × 9'3" ·
Main Floor	Living Room · 19'11" × 12'6" ·
Main Floor	Foyer · 10'1" × 4'9" ·
Main Floor	Laundry · 8' × 5'8" ·
Main Floor	Balcony · 21'6" × 6'8" ·

Main Floor	Bedroom - Primary · 12' × 10'4" ·
Main Floor	Bedroom · 10' × 9'1" ·
Main Floor	Walk-In Closet · 8'5" × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Tennis Court(s)
Interior Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1303-42-cranbrook-gardens-se-calgary-a2351407/

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