1307 42 Cranbrook Gardens SE

Calgary | Active | MLS® A2336684

$269,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2023**	**572.49 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

1307 - 42 Cranbrook Gardens SE | Riverstone Manor

Welcome to **Riverstone Manor in Cranston’s sought-after Riverstone community**, where modern design meets one of the best natural settings in southeast Calgary. **Perfectly positioned on the third level with a sunny south-facing exposure overlooking the scenic pond**, this beautifully maintained home enjoys a premium location within the building and an abundance of natural light throughout.

Inside, the bright, open-concept living space feels fresh, clean and contemporary. The **crisp white kitchen** features sleek **quartz countertops**, stainless steel appliances and ample cabinetry, creating a timeless backdrop that flows easily into the dining and living areas. Large windows draw your attention outside to the peaceful pond views, while the adjoining balcony offers an ideal place to enjoy your morning coffee, unwind at the end of the day or simply take in the sunshine and surrounding landscape.

The bedroom is comfortable and well proportioned, complemented by a modern full bathroom and convenient **in-suite laundry**. Thoughtful finishes and the home's exceptionally well-kept condition make it truly move-in ready.

Built by **Cedarglen Living in 2023**, Riverstone Manor offers modern construction in an exceptional location just steps from walking and biking pathways, green space and the Bow River, with convenient access to Cranston and nearby Seton amenities. A **titled parking stall** adds valuable everyday convenience.

For buyers looking for a newer condo, this is a combination that is difficult to duplicate: **modern finishes, sunny south exposure, an elevated third-floor position and a peaceful pond view in one of Riverstone’s most attractive locations.**

Come experience the view, the sunshine and the setting for yourself - book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336684
Bedrooms	1
Bathrooms	1
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:	572.49 sq. ft.
Main Level Finished Area:	572.49 sq. ft.
Condo Fee:	$243.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
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:	3
Year built:	2023 (Age: 3)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)

Num Ensuite Baths:	0
Plan:	2210988
Heating:	Baseboard, Hot Water
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Flat, Membrane
Ensuite:	No
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	Outside, See Remarks, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$471.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Cranston
Amenities:	Bicycle Storage, Elevator(s), Visitor Parking

Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Laundry · 8'3" × 7'2" ·
Main Floor	Bedroom - Primary · 12'4" × 9' ·
Main Floor	Living Room · 14'5" × 10'8" ·
Main Floor	Kitchen With Eating Area · 13'7" × 11'4" ·
Title to Land:	Fee Simple
Community Features:	Playground, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Aug 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1307-42-cranbrook-gardens-se-calgary-a2336684/

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