2302 42 Cranbrook Gardens SE

Calgary | Active | MLS® A2356052

$327,999









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2023**	**860.37 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Vacant and ready to view, this west-facing condo at Riverstone Manor in Cranston offers immediate possession. Built in 2023, the 860 sq. ft. home features two bedrooms, two full bathrooms and a private balcony where you can enjoy the late-day light. High ceilings and luxury vinyl plank flooring carry through the open living and dining area. At the heart of the home, a generous quartz island with seating anchors the kitchen, which features upgraded cabinetry, quartz countertops and stainless steel appliances.

The primary suite includes a walk-through closet and a private four-piece ensuite. A second bedroom works well for guests or a home office, and the separate in-suite laundry room has space for extra storage. Titled heated underground parking, elevator access and visitor parking make coming and going easy. Explore the nearby Bow River pathways and Fish Creek Park, with Seton shopping, dining and South Health Campus a short drive away. Photos show the home furnished, and the unit is currently vacant. Book a private showing at a time that works for you.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356052
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:	860.37 sq. ft.
Condo Fee:	$356.95

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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
New Constr.:	No
Construction Material:	Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl, Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Garage Door Opener, Heated Garage, 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), Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Bedroom · 10'1" × 10'1" ·
Main Floor	Dining Room · 13' × 5'11" ·
Main Floor	Kitchen · 13'8" × 11'1" ·
Main Floor	Laundry · 9'11" × 5'6" ·
Main Floor	Living Room · 13' × 10'4" ·
Main Floor	Bedroom - Primary · 13'3" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2302-42-cranbrook-gardens-se-calgary-a2356052/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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