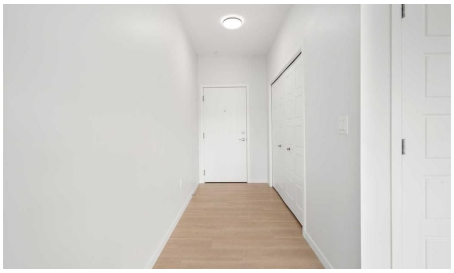
2310 42 Cranbrook Gardens SE

Calgary | Active | MLS® A2324768

$394,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2023**	**1,058 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to this beautifully appointed END UNIT, offering over 1,000 SQFT of elevated comfort in the heart of CRANSTON'S exclusive RIVERSTONE community. Set on the third floor, this 2 BEDROOM, 2 BATHROOM home combines everyday function with upscale finishings and scenic POND AND VALLEY VIEWS. A PRIVATE FOYER opens into a spacious OPEN-CONCEPT LAYOUT filled with natural light. The bright LIVING ROOM features a wall-mounted TV bracket and connects seamlessly to the DINING AREA and COVERED BALCONY-ideal for morning coffee or summer evenings outdoors basking in the tranquil views. The stunning kitchen is designed for both beauty and practicality, featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETRY, a PANTRY CLOSET, CRUSHED GRANITE SINK, an upgraded CHEVRON TILE BACKSPLASH, a convenient recycling/garbage pullout unit, and thoughtful storage throughout. Durable VINYL PLANK flooring extends through the living areas and both bedrooms, with TILE in the bathrooms (no carpet!). The PRIVATE PRIMARY BEDROOM includes a WALK-IN CLOSET with upgraded custom shelving and a spacious ENSUITE complete with DUAL VANITIES, added drawer banks, and a WALK-IN SHOWER finished with FULL-HEIGHT TILE. The SECOND BEDROOM offers flexible space for family, guests, or a home office, while the 4-PIECE MAIN BATHROOM ensures convenience for daily routines. A separate LAUNDRY ROOM with wired shelving provides ample storage. Comfort features include STONE COUNTERTOPS, AIR CONDITIONING ROUGH-IN, and a GAS LINE on the covered balcony. This unit also includes TITLED UNDERGROUND PARKING. Located in one of Calgary's most scenic and family-friendly neighbourhoods, residents enjoy quick access to the BOW RIVER PATHWAYS, parks, schools, and the nearby COMMUNITY REC CENTRE-all surrounded by the natural beauty of the valley.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2324768
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:	1,058 sq. ft.
Main Level Finished Area:	1,058 sq. ft.
Condo Fee:	$442.07
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	North
Unit Exposure:	East, North
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit
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

Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stone, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Flat
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Parkade, Titled, 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), Parking, Snow Removal
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	TV Mount
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant

Pets Allowed:	Restrictions
Main Floor	Foyer · 10'1" × 4'9" ·
Main Floor	Living Room · 13'11" × 13'1" ·
Main Floor	Dining Room · 13'1" × 7'10" ·
Main Floor	Kitchen · 16'6" × 9' ·
Main Floor	Laundry · 8' × 5'8" ·
Main Floor	Balcony · 21'7" × 6'8" ·
Main Floor	Bedroom - Primary · 11'11" × 10'3" ·
Main Floor	Bedroom · 11'11" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Other, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Views
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Jun 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2310-42-cranbrook-gardens-se-calgary-a2324768/

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