246 Cranbrook Square SE

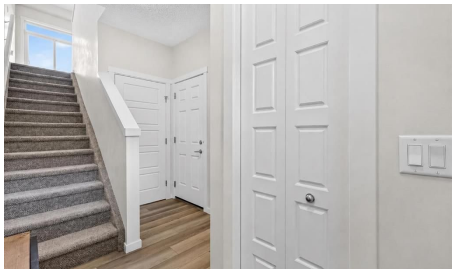
Calgary | Active | MLS® A2352574

$439,899









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2020**	**1,436.95 sq. ft.**

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Listed by eXp Realty

A closer look

Where nature, natural light, and effortless living come together in Cranston. Welcome to Zen Riverstone West, a rarely available 2020-built three-storey townhome that has never before been offered for sale. Offering over 1,700 sq. ft. of thoughtfully designed living space, a private fenced backyard, attached garage, and uninterrupted green-space views, this home offers the rare feeling of a private retreat while remaining close to everything Calgary has to offer. The inviting entry features 9-foot ceilings, luxury vinyl plank flooring, a welcoming foyer, front closet, and direct access to the oversized single attached garage, complete with a workbench and an impressive 21+ feet of depth. A separate basement door leads to a spacious undeveloped area with nearly 9-foot ceilings and excellent storage potential. Upstairs, natural light fills the bright living room, enhanced by soaring 9'11" ceilings and oversized windows overlooking the green hillside. Sliding glass doors, topped with a transom window, open to your private outdoor sanctuary. A few steps higher, the open-concept kitchen and dining area creates an ideal space for both everyday living and entertaining. The kitchen features quartz countertops, stainless steel appliances, abundant cabinetry, a breakfast bar, and a large pantry, while the generous dining area offers plenty of room for family and guests. A conveniently located half bath is tucked away down a private hallway. The upper level offers two generous bedrooms, each with a four-piece ensuite and spacious walk-in closet. A central laundry area includes a stacked washer and dryer, additional storage, and space for linens and laundry essentials. One bedroom also features a versatile study nook overlooking the green space, perfect for working from home or creating a quiet reading area. Outside, discover a backyard that feels like your own private escape. The fenced yard backs onto a natural hillside with no rear neighbours, providing uninterrupted green views, wildlife sightings, walking paths, and a peaceful connection to nature. The deck is ready for summer BBQs, while the complex takes care of mowing the backyard grass, included in the $275.56 monthly condo fee. Cranston offers an exceptional balance of nature and convenience. Enjoy being steps from walking trails, the Bow River, parks, playgrounds, and peaceful green spaces, with schools and convenience stores nearby. The Seton shopping district is only a short drive away, offering virtually every amenity you could need, while quick access to Stoney Trail and Deerfoot Trail makes commuting across Calgary easy. Private backyard. No rear neighbours. Green-space views. Two bedrooms with ensuites. Attached garage. Over 1,700 sqft. of living space. A 2020 build that has never been on the market. Discover the lifestyle waiting for you at Zen Riverstone West.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352574
Bedrooms	2
Bathrooms	3
Year Built	2020
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,436.95 sq. ft.
Main Level Finished Area:	658 sq. ft.
Upper Level Finished Area:	663 sq. ft.
Below Grade Finished Area:	279 sq. ft.
Condo Fee:	$286.58
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2020 (Age: 6)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	2
Plan:	2310016
Heating:	Central
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Garage Faces Front, Insulated, Single Garage Attached, Workshop in Garage
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$517.65
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Cranston
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer

Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 17'1" × 13'2" ·
Main Floor	Kitchen · 11'5" × 10'8" ·
Main Floor	Dining Room · 13'7" × 10'5" ·
Upper Level	Bedroom - Primary · 11'9" × 10'10" ·
Upper Level	Walk-In Closet · 11'10" × 4'11" ·
Upper Level	Bedroom · 12'4" × 11'9" ·
Upper Level	Walk-In Closet · 5'11" × 5' ·
Upper Level	Library · 8'6" × 5'10" ·
Upper Level	Laundry · 4'11" × 3'3" ·
Basement	Furnace/Utility Room · 17'2" × 12'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows
Exterior Features:	Lighting, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/246-cranbrook-square-se-calgary-a2352574/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.