463 Cranbrook Square SE

Calgary | Active | MLS® A2326889

$409,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2021**	**1,810 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Come check out this end-unit 3 bedroom plus loft townhouse located in Cranston’s Riverstone, one of Calgary’s best neighbourhoods! As you enter, you’ll immediately notice the wide-open main floor providing plenty of extra space for living, cooking and dining. Stainless steel appliances and quartz countertops in the kitchen as well as light laminate floors and paint deliver a modern, yet warm feel. With this being a South West facing end-unit, loads of natural light fill the unit from 3 sides of windows rather than 2. The kitchen/dining area are perfect for entertaining, with a large kitchen island in the center of the home and a huge dining space that leads out to your very own fenced in backyard - perfect for hosting friends or for your own rest & relaxation. On the 2nd level, you’ll find 3 bedrooms and 2 full sized bathrooms. The Primary bedroom is large enough for your King Sized bed and includes a large walk-in closet as well as an en-suite bathroom, laundry is also located just outside the Primary bedroom. What makes this home unique, is the 3rd level loft space. Whether you make this into a movie room, gym, a kids play area or a home office, you will love this part of your home! Sliding patio doors lead to a top-floor balcony, with panoramic South West views. You will also have access to Century Hall, the Cranston residents association, with its gymnasium, banquet hall, outdoor rink, pleasure pond, toboggan hill, splash park, playground & skate park, tennis/pickleball courts & more! Just steps from your door, you’ll find playgrounds, parks and walking paths full of people enjoying the outdoors in all seasons. Come discover what makes Cranston one of the best communities in the city. It is more than a community, it is a lifestyle and it’s all waiting for you. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326889
Bedrooms	3
Bathrooms	3
Year Built	2021
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:	1,810 sq. ft.
Main Level Finished Area:	748 sq. ft.
Upper Level Finished Area:	1,062 sq. ft.
Condo Fee:	$335.65
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	Southwest
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2021 (Age: 5)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2111380
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Cement Fiber Board, Composite Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$493.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Zen in Cranston
Community:	Cranston
Amenities:	Other, Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Dining Room · 13'7" × 13' ·
Main Floor	Living Room · 17'2" × 13'4" ·
Main Floor	Furnace/Utility Room · 12'8" × 3'3" ·

2nd Floor	Bedroom · 11'7" × 8'6" ·
2nd Floor	Bedroom · 12'9" × 8'4" ·
2nd Floor	Bedroom - Primary · 13'2" × 11'11" ·
2nd Floor	Walk-In Closet · 8'8" × 5' ·
3rd Floor	Family Room · 17'3" × 17' ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	See Remarks
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/463-cranbrook-square-se-calgary-a2326889/

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