

# \$509,900 - 355 Cranbrook Square Se, Calgary

MLS® #A2200814

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,948 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

This exceptional CORNER three-bedroom townhome seamlessly blends modern design, thoughtful functionality, and an unbeatable location. The versatile third level features a bonus room that opens onto a spacious patio, creating an idyllic retreat for relaxation or entertaining. A private patio offers breathtaking panoramic views of nature, providing the perfect setting to unwind or host guests. The spacious, open-concept main floor is filled with natural light from expansive windows and boasts a well-appointed kitchen with stone countertops, stainless steel appliances, a pantry, and a dedicated dining area. The backyard offers space for your doggo or children to enjoy with the safety of a fenced yard. The luxurious king-sized primary bedroom, complete with an ensuite, serves as a peaceful escape after long strolls through the surrounding green spaces. Perfectly situated, this home is just steps from a playground and minutes from South Health Campus, top-tier dining, shopping, entertainment, parks, pathways, and the renowned YMCA. This area has lush parks, tranquil ponds, and scenic trails, with direct access to the stunning Bow River. Residents also enjoy exclusive access to the Cranston Residents Association, where Century Hall offers a skating rink, splash park, playground, and courts for tennis and basketball. Designed for all generations, this master-planned community features high-quality homes with timeless architectural details, ensuring an elevated living experience.



Don't miss this incredible opportunity! Call your agent today to schedule a viewing!

Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2200814      |
| Price          | \$509,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,948         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 355 Cranbrook Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3K8                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Park, Recreation Facilities |
| Parking Spaces | 1                                      |
| Parking        | Stall                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None   |

Basement                None

## **Exterior**

Exterior Features    Balcony, Private Yard  
Lot Description      Back Yard, Corner Lot  
Roof                    Asphalt Shingle  
Construction        Wood Frame  
Foundation          Poured Concrete

## **Additional Information**

Date Listed            March 10th, 2025  
Days on Market      2  
Zoning                 M-1  
HOA Fees              518  
HOA Fees Freq.      ANN

## **Listing Details**

Listing Office         RE/MAX First

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