

# \$449,900 - 307 Cranbrook Walk Se, Calgary

MLS® #A2222773

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Tucked into the lush, natural beauty of Cranston's Riverstone, 307 Cranbrook Walk SE invites you to experience a life where elegance, comfort, and community flow together effortlessly. This beautifully appointed townhouse offers more than just a place to live—it's a space that complements your lifestyle: modern, elevated, and effortlessly functional. Step inside and feel the difference of thoughtful design. The open-concept main floor is as functional as it is stylish—perfect for lively dinner parties, quiet Sunday mornings, or that spontaneous work-from-home day. Your kitchen is a true showpiece, anchored by a spacious island and finished with sleek grey quartz counters, full-height cabinetry with soft-close doors and drawers, and stainless steel appliances (yes, the fridge has a water line!). Whether you're hosting or unwinding, every corner of this home is dialed into convenience and comfort. Upstairs, discover the coveted double primary bedroom layout—each with its own private ensuite. It's an ideal setup for roommates, guests, or simply extra space for the life you lead. The upstairs laundry keeps daily routines effortless, while the south-facing fenced patio offers your own private spot to soak up the sun. Need space for your gear or extra vehicles? The double tandem garage has you covered—and your guests will love the convenient visitor parking just steps away. Plus, low monthly condo fees mean you get to enjoy a beautifully maintained complex without



stretching your budget. Set within the peaceful embrace of Cranston’s Riverstone” where walking trails, parks, and the Bow River are part of your everyday backdrop” this is the kind of home that makes life feel easy, elevated, and connected. You’ll also have access to Cranston’s Community Hall up the hill which has a splash park, skate park, hockey rink, tennis courts & so much more. This home has it all – don’t miss out. Book your private showing today.

Built in 2023

Essential Information

MLS® #	A2222773
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,102
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	307 Cranbrook Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V5

Amenities

Amenities	Parking, Trash, Visitor Parking, Snow Removal
-----------	---

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	None
Lot Description	Landscaped, Interior Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	50
Zoning	M-X1
HOA Fees	518
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.