

422 Cranbrook Square SE
Calgary, Alberta

MLS # A2177883



\$264,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	508 sq.ft.	Age:	2022 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 88
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Relax and make yourself at home in this single-level garden townhouse featuring a modern and stylish design. A welcoming patio leads to the private entrance into the unit. The gourmet kitchen features a stainless appliance package, neutral quartz counters with breakfast bar, white cabinets with a sparkling white subway tiled backslash. The kitchen overlooks the sunny living room, making the space perfect for entertaining. At the rear of the home is the large bedroom with room for king sized bed and double closets. The condo is complete with a full 4-piece bathroom, in-suite laundry and extra storage in the utility room. "Zen" Townhouse complexes, built by Avalon, are known for their high-quality, energy-efficient homes. The monthly condo fee for this unit is \$89 The assigned parking stall is number 110- just beside the condo. An excellent investment or home for a first-time buyer! Located in Cranston Riverstone, the condo is surrounded by natural beauty, including the Bow River, Fish Creek Park and numerous walking and biking trails. The South Health Campus and all amenities (pubs, restaurants, Movie Theatre and YMCA) are just a short drive in nearby Seton. Residents of the Zen Riverstone can avail of the Club House just up the street with all its amenities.