

# \$475,000 - 102 Cranbrook Square Se, Calgary

MLS® #A2225024

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,768 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to a home where mornings begin with sunshine spilling through wide, bright windows and evenings end on your private third-level balcony, sipping something warm as the sun sets over the rooftops of beautiful Cranston.

This charming 3-bedroom townhome isn't just a place to live — it's where life happens.

Step inside to a thoughtfully designed main floor where the heart of the home, the kitchen, is dressed in sleek KitchenAid appliances and surrounded by smart layout choices that make daily living feel effortless. Whether you're prepping dinner with fresh local finds or hosting friends for an impromptu visit, this space delivers both style and function in equal measure.

Upstairs, the private quarters feature generous bedrooms filled with natural light — perfect for restful nights and inspired mornings. The third level unveils a flexible bonus room that opens onto your own elevated balcony — an ideal retreat for yoga at sunrise, a peaceful home office, or a quiet afternoon read. Down below, the cozy fenced yard invites weekend BBQs, pet playtime, or simply a little green space to call your own.

But what truly makes this townhome extraordinary is where it's nestled — the vibrant, sought-after community of Cranston.

Cranston isn't just a neighbourhood.

It's a lifestyle.

Here, families grow, neighbours connect, and



the beauty of the Bow River valley surrounds you. Just steps from your door, youâ€™ll find winding walking paths, parks alive with laughter, and the Cranston Residents Association â€™ a hub of year-round activities, sports courts, and community events. Need to run errands or grab a bite? Cranston Market has you covered. Want to escape into nature? Fish Creek Park and the river pathways are minutes away.

Every day in Cranston offers something a little brighter, a little richer â€™ and this townhome is your front-row seat to it all. Come discover where comfort meets community, and where your next chapter begins!

Built in 2021

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2225024      |
| Price          | \$475,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,768         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 102 Cranbrook Square Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3E3                 |

## Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Park, Secured Parking       |
| Parking Spaces | 1                           |
| Parking        | Assigned, Off Street, Stall |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Pantry, Quartz Counters                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Electric                                                                                     |
| Basement          | None                                                                                         |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | Other                 |
| Roof              | Asphalt               |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 13             |
| Zoning         | M-1            |
| HOA Fees       | 517            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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