

# \$539,900 - 867 Cranston Avenue Se, Calgary

MLS® #A2204583

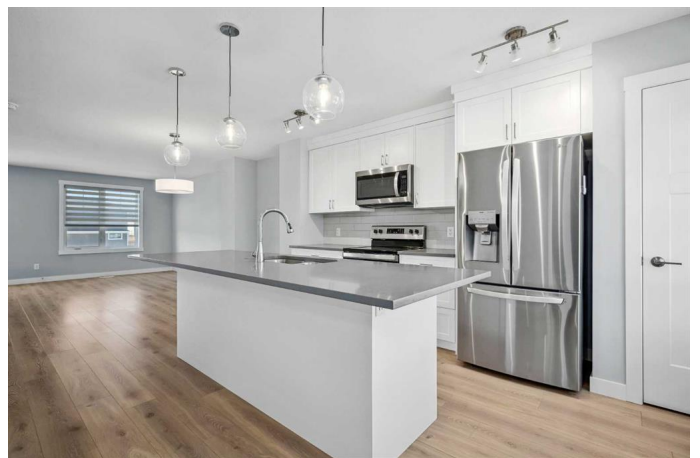
**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,477 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

**OPEN HOUSE SUN. APRIL 20th 2-4PM!!**

Fully developed 3 Story townhome with **NUMEROUS UPGRADES, CENTRAL AC, FULL DOUBLE ATTACHED GARAGE. WEST FACING WITH NO NEIGHBORS DIRECTLY IN FRONT OR BEHIND!** 3 Beds plus flex room, 2.5 baths, and a functional floor plan! As you enter this sunny sun filled and well maintained 2023 built town home you will be greeted with high ceilings, modern wide plank flooring, and numerous builder upgrades throughout. The entry level features a spacious flex room that is perfect for a home office or games room. The main floor is a modern open concept layout with numerous windows that feature **MOTORIZED BLINDS**, a bright white kitchen accented with stainless steel appliances, plenty of cabinets including pot drawers, and ample countertop with the sleek stone fitted countertop island. There is a dedicated space for a dining room, as well as a spacious family room with direct access to the sunny **WEST** facing patio complete with a gas line for evening **BBQ**™s. The top floor provides 3 generous sized bedrooms including a primary retreat complete with a ensuite bath and walking in closet. Another full bath and laundry complete this level. This home is in a prime location with parks across and behind you, steps to the river and walking paths, easy access to numerous amenities, transit, major road ways. Full double attached garage, recently serviced furnace, plenty of street parking, and a well run condo board in the



prestigious Riverstone section of Cranston.  
Available for quick possession

Built in 2023

### Essential Information

MLS® #	A2204583
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	867 Cranston Avenue Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V5

### Amenities

Amenities	Parking, Snow Removal
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air

Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	33
Zoning	M-X1
HOA Fees	475
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	The Real Estate District
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