

# \$395,000 - 155 Cranbrook Walk Walkway Se, Calgary

MLS® #A2227338

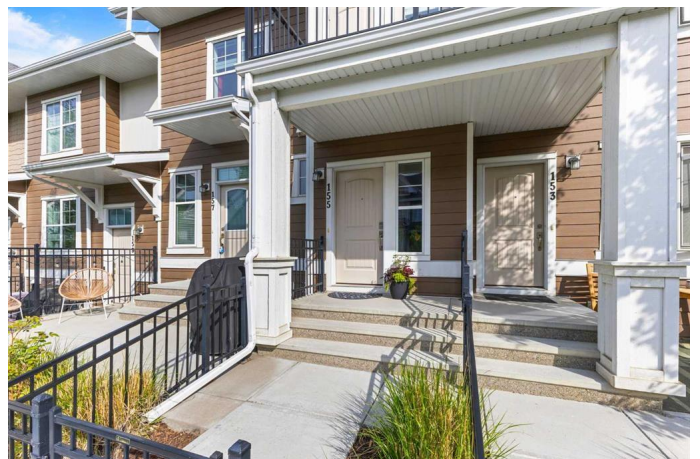
**\$395,000**

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Take advantage of the opportunity to own an IMMACULATE, MODERN, 2 BEDROOM TOWNHOUSE located in the highly coveted community of THE RETREAT at RIVERSTONE in Cranston. This beautiful 1 level unit - 2 bedroom, 1 bathroom, open-concept unit is bright & spacious with large windows and vaulted ceilings. The gourmet kitchen, which features: natural gas stove, quartz countertops, stainless steel appliances, plentiful cabinets/pantry and a large center island with seating, flows seamlessly into the living and dining areas. The South SE facing balcony, overlooks the communal courtyard, and brings a calm, park-like feeling with wonderful exposure to both morning and afternoon sun. Just off the living room, the private balcony includes a gas hookup for your BBQ, water source for maintaining your plants, and roughed in AC â€“ itâ€™s a perfect outdoor space! Down the hall, you will find the spacious primary bedroom with a walk-in closet showcasing functional built-ins. The second bedroom and 4-piece bathroom with a soaker tub and stacked washer/dryer complete this unit. Downstairs you will find the single attached garage that has been completely drywalled and painted. The entire unit has been freshly painted and includes newer vinyl plank and ceramic tile flooring. Upgrades include lighting, hide-away storage area, retractable computer desk with barn style sliding privacy door. The Cranston Residents Association offers a sense



of community with year round activities including a gym, pickleball, tennis, basketball, skating rink, and more! RIVERSTONE is a prime location on the edge of the Bow River where you can enjoy river walks along the nearby pathways, local parks/playgrounds, and minutes to Cranston/Seton amenities, a short 5 minute drive to the SOUTH HEALTH CAMPUS, and easy access to Deerfoot/Stoney Trail to get to all the other places you need to go! Finally, a condo complex with reasonable fees, a multitude of activities and is pet friendly! Book your viewing today!

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2227338               |
| Price          | \$395,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 850                    |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 155 Cranbrook Walk Walkway Se |
| Subdivision | Cranston                      |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3M2V5                        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Other, Park, Playground, Racquet Courts, Recreation Facilities, Snow Removal |
| Parking Spaces | 1  |
| Parking        | Single Garage Attached   |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings    |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Rough-In   |
| Basement          | None   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description   | Back Lane                                    |
| Roof              | Asphalt Shingle                              |
| Construction      | Cement Fiber Board, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 9               |
| Zoning         | M-X1            |
| HOA Fees       | 493             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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