

\$529,000 - 409 Cranbrook Walk Se, Calgary

MLS® #A2195634

\$529,000

3 Bedroom, 2.00 Bathroom, 1,348 sqft
Residential on 0.00 Acres

Cranston, Calgary, Alberta

3 BEDROOMS | 2 BATHROOMS | 1,347 SQ
FT LIVING SPACE | OPEN LAYOUT | TOP
FLOOR CORNER UNIT | DOUBLE
ATTACHED GARAGE | LOW CONDO FEES

Experience the perfect blend of upscale elegance and modern comfort in this top-floor, corner-unit "Olive" townhome by Brookfield, nestled in the highly sought-after Retreat in Cranston's Riverstone. With breathtaking natural surroundings and high-end finishes throughout, this one-level home is designed for effortless living. Step inside to a bright and airy open-concept layout, where oversized windows adorned with Hunter Douglas Palm Beach Shutters invite natural light to fill the space. The chef-inspired kitchen is designed to impress with modern cabinetry, three banks of drawers, elegant faucets, pot lights, and ample counter space. Whether you're preparing a gourmet meal or a quick breakfast, this space is as practical as it is beautiful. The water line to the fridge with an icemaker ensures you're always ready to entertain. Unwind in the spacious primary retreat, complete with a large walk-in closet and a well-appointed 3-piece ensuite featuring a stand-up shower and a vanity with drawers for added storage. The two additional bedrooms offer endless possibilities—use them as guest rooms, a home office, or a creative space to suit your needs. Step outside onto your south-facing balcony, where you can soak up the sunshine and enjoy summer nights. The Phantom screen on the balcony



door allows for fresh air to flow through while keeping insects out. This home is packed with thoughtful upgrades, including comfort-height toilets, an electric fireplace with a mantle, air conditioning, and additional cabinets in the laundry room. The finished basement is a bonus, featuring extra storage, additional electrical outlets, and a versatile space that can be transformed into a home gym, an entertainment room, or a cozy retreat. And let's not forget the double garage, offering both convenience and security for your vehicles and outdoor gear. Located just steps from scenic walking paths, parks, shops, and the Bow River, this home offers a perfect balance of nature and modern convenience. Don't miss your chance to own a piece of paradise—schedule your viewing today!

Built in 2023

Essential Information

MLS® #	A2195634
Price	\$529,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,348
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	409 Cranbrook Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary

Province Alberta
Postal Code T3M 2V5

Amenities

Amenities Other
Parking Spaces 2
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room, Mantle
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Lighting, Storage, Rain Gutters
Lot Description Environmental Reserve, Landscaped, Lawn
Roof Asphalt Shingle
Construction Composite Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025
Days on Market 8
Zoning M-X1
HOA Fees 518
HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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