

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

MLS® #A2227338

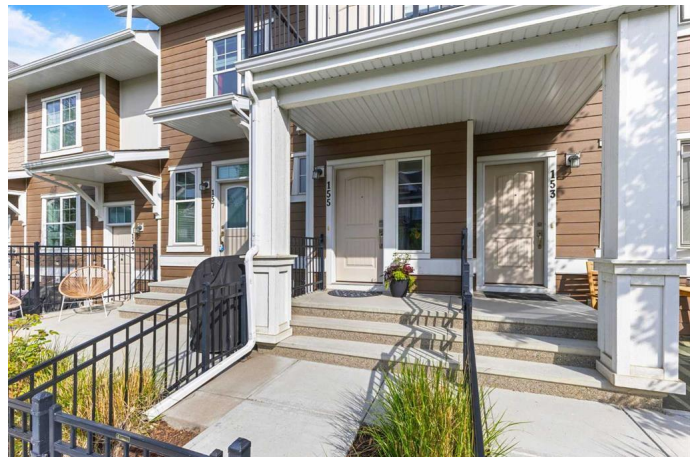
**\$395,000**

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	Park, Playground, Snow Removal, Other, Racquet Courts, Recreation Facilities
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	Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	54
Zoning	M-X1
HOA Fees	493
HOA Fees Freq.	ANN

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.