

\$549,900 - 853 Cranston Avenue Se, Calgary

MLS® #A2253307

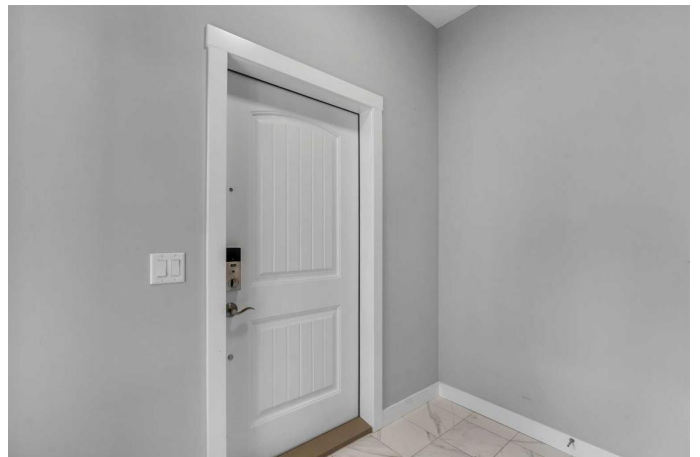
\$549,900

3 Bedroom, 4.00 Bathroom, 2,050 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to 853 Cranston Avenue SE. Located in the highly sought-after community of Riverstone, this stunning townhome offers the rare combination of comfortable family living and versatile commercial potential. With three fully finished levels, including a commercially zoned lower level, this home is ideal for those looking to run a home-based business, create a separate workspace, or simply enjoy the added flexibility of the space. Boasting 3 spacious bedrooms, 4 bathrooms, and a double attached garage, this property also benefits from ample street parking right outside your front door – perfect for guests or clients. Step inside to discover a bright and open-concept main floor featuring a modern kitchen with an oversized island, upgraded slide-in stove, and quartz countertops in all bathrooms. The living and dining areas flow seamlessly onto a west-facing balcony, where you can unwind and enjoy stunning sunset views. Custom window treatments add a touch of elegance throughout, while central A/C ensures year-round comfort. Upstairs, you™ll find three generously sized bedrooms, including a primary suite with a walk-in closet and private en suite. A full main bathroom and convenient upper-level laundry complete this well-designed floor. The real showstopper is the fully finished lower level, which features luxury vinyl plank flooring, a 2-piece bathroom, and its own separate entry for privacy and security. With commercial zoning, this space is perfect for a home office,



gym, games room, family room, or even a fourth bedroom. Enjoy zero exterior maintenance living, giving you peace of mind whether you're locking up for a vacation or just focusing on what matters most. Fish Creek Park and the Bow River are just steps away, offering natural beauty right at your doorstep. This home is still under Builder Warranty and comes with a 10-Year Alberta New Home Warranty for added assurance.

Built in 2023

Essential Information

MLS® #	A2253307
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,050
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	853 Cranston Avenue Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V5

Amenities

Amenities	Visitor Parking
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
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
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	14
Zoning	M-X1
HOA Fees	475
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.