



## 855 Cranston Avenue Calgary Alberta

\$589,000

Welcome to this stunning condo in the heart of Cranston, RIVERSTONE, featuring 3 spacious bedrooms, 2 luxurious ensuites, and 2 convenient half bathrooms. This exceptional 2000+ sq ft. residence is truly a must-see! Walking in, you'll be greeted by a charming double PRIVATE entry that leads into a versatile flex space, perfect for a variety of uses including HOME BUSINESS INCOME. This unique area includes a 2-piece bathroom, SEPERATE FURNACE, 10' CEILINGS, and is ideally suited for an at-home salon--whether a hair, lash or nail studio--or a private home office where you can comfortably host clients or use it as a guest bedroom as it is an excellent option for accommodating visiting family and friends or university students. The possibilities are endless! As you move up to the main level, you'll discover a beautifully open layout that seamlessly integrates the living room and kitchen - giving the feel of a single detached home and not a townhouse. The kitchen is a chef's dream, featuring elegant quartz countertops, sleek stainless steel appliances, and a spacious island that is perfect for entertaining guests. The expansive living area is ideal for hosting gatherings, with an open floor plan that connects effortlessly to the dining area and includes a balcony with a BBQ gas line--perfect for summer barbecues and backing on to a cul-de-sac, makes this home quiet and completely private with ample street parking. On the upper floor, you'll find the primary suite, a true sanctuary designed for relaxation after a long day with stunning Fish Creek Park and unobstructed hill views. This tranquil retreat includes a 3-piece ensuite and a generously sized walk-in closet. Also on this level is an additional large bedroom with its own 4-piece ensuite and walk-in closet, making it perfect for children, roommates, or guests. Additionally, a well-placed laundry room on this floor ad...

2pc Bathroom 5.42 Ft x 5.58 Ft

Dining room 13.58 Ft x 11.42 Ft

Kitchen 11.17 Ft x 14.92 Ft

Living room 17.08 Ft x 15.00 Ft

Furnace 5.50 Ft x 2.92 Ft

3pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 10.58 Ft x 16.00 Ft

Laundry room 6.17 Ft x 8.17 Ft

Primary Bedroom 13.67 Ft x 16.83 Ft

2pc Bathroom 8.58 Ft x 5.83 Ft

Foyer 8.08 Ft x 5.42 Ft

Bedroom 13.67 Ft x 25.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.reevesrealty.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)

4pc Bathroom 7.83 Ft x 4.92 Ft

Furnace 4.08 Ft x 3.67 Ft