



## 317 Cranbrook Square Calgary Alberta

\$250,000

Immediate Possession Available | Ultra Low Condo Fees \$103 | Pet Friendly Welcome to 317 Cranbrook Square SE, located in the desirable community of Cranston - Riverstone. This well-maintained 2-bedroom, 1-bathroom home offers nearly 700 sq ft of functional living space and is ideal for first-time buyers, downsizers, or investors. The interior features a smart, open layout with comfortable living and dining areas, well-proportioned bedrooms, and a clean, modern 4-piece bathroom. The unit shows pride of ownership and is move-in ready. A standout feature is the ultra-low condo fee of just \$103 per month, helping keep monthly ownership costs affordable while still enjoying the benefits of condo living. The complex is pet-friendly. Enjoy your private patio area, perfect for outdoor relaxation or entertaining. A dedicated parking stall is conveniently located directly in front of the unit. Situated in Riverstone, residents enjoy close access to the Bow River, extensive walking and biking pathways, nearby parks, and natural green space. Conveniently located near Cranston Market, Seton Urban District, South Health Campus, and major roadways including Deerfoot Trail and Stoney Trail. Book your private showing today. (id:6769)

Living room 12.08 Ft x 11.33 Ft

Kitchen 10.67 Ft x 8.08 Ft

Bedroom 9.83 Ft x 8.25 Ft

Bedroom 8.67 Ft x 7.42 Ft

4pc Bathroom 7.33 Ft x 4.83 Ft

Laundry room 3.75 Ft x 3.50 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca