

# \$589,000 - 855 Cranston Avenue Se, Calgary

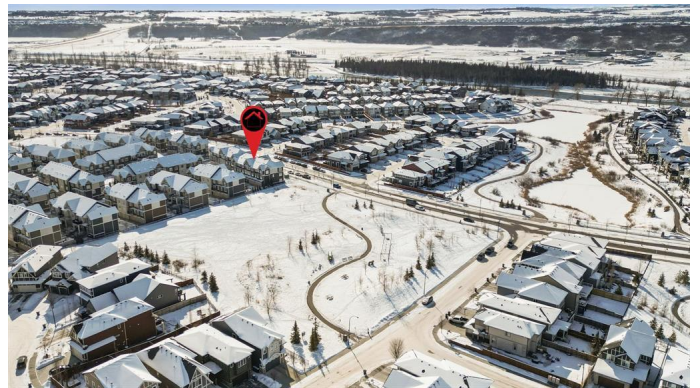
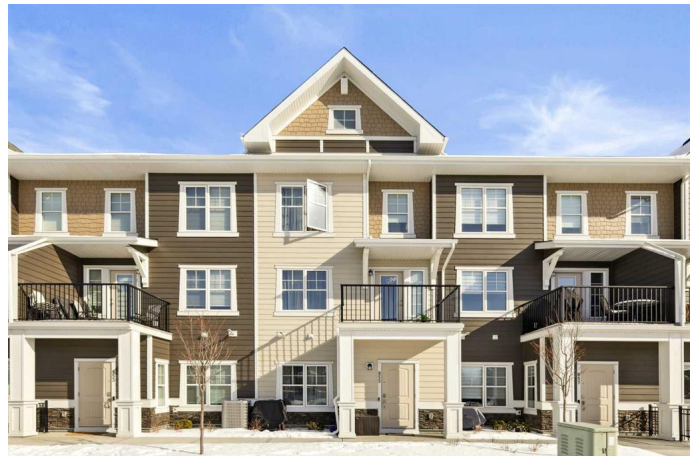
MLS® #A2195720

**\$589,000**

3 Bedroom, 4.00 Bathroom, 2,039 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Have you been looking for the perfect property to design a professional office space with it's own separate entrance? Maybe set up a home gym or personal office space. Design a cool home theatre and games room! Pool table, ping pong or gaming area? Art studio? Kids play room? Endless opportunities are at your fingertips. The lower level has it's own furnace and heating system along with 10 FOOT CEILINGS! This could be the one for you! Welcome to this fantastic townhome nestled in beautiful Cranston Riverstone. Featuring over 2000 square feet of living space with a double ATTACHED garage! Situated beside a massive green space and park! Miles of walking and biking paths just minutes from the River Valley. This luxury townhome feels like an inner city infill. Spacious main floor is complimented with a beautiful kitchen for cooking and entertaining with a huge island with ample cabinets and storage. Your large dining area can easily fit an 8 or 10 person table. This floor is flooded with natural light along with a wonderful living room area. Enjoy evening BBQ's and lots of sunshine on the front deck. Upstairs offers 2 large bedrooms that feature your very own en-suites in each bedroom! The master has a large shower while the second bedroom features a full tub/shower. Your laundry area is also on the top level with additional shelving and storage. This lovely home will accommodate so many different lifestyles. Young families, couples, single owners,



roommates, or business professionals that work from home or want to incorporate a business space. The lower level can be used as a functional bedroom with it's own bathroom and en-suite. Beautiful location for summer and winter walks along the river. Welcome to Cranston Riverstone. Call to set up a private viewing to make this beautiful property your home today!

Built in 2023

### Essential Information

MLS® #	A2195720
Price	\$589,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,039
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	855 Cranston Avenue Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V5

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Balcony  
Lot Description Landscaped  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 21st, 2025  
Days on Market 39  
Zoning M-X1  
HOA Fees 517  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Real Broker

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