



\$ 301,000.00

## 1206 42 CRANBROOK GARDENS SE CALGARY

<https://paulbrinton.com>

INTRODUCING RIVERSTONE MANOR, IN THE EXCLUSIVE COMMUNITY OF RIVERSTONE IN CRANSTON, CALGARY. BUILT BY "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING, TWO YEARS RUNNING! BRAND NEW unit with notable features. You will feel right at home in this well thought-out 855 RMS sq.ft. (918 sq.ft. builder size) 2 bed, 2 bath...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, Low-Rise(1-4)

**MLS ® #:** A1157462

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2023

**Parking:** Garage Door Opener, Stall, Titled, Underground

**Post Updated:** 2021-11-18 17:42:20

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/04/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Elevator(s), Visitor Parking

**Exterior Features:** Courtyard

**Cooling:** None

**Interior Features:** High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

**Heating Type:** Baseboard, Electric

**Flooring:** Carpet, Vinyl

**Community Features:** Fishing, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**District:** CAL Zone SE

**Inclusions:** N/A

**Roof Type:** Flat, Membrane

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** DC

**List Price Square Foot:** \$ 343.80

**Laundry features:** In Unit, Laundry Room

**Transaction Type:** For Sale

**Title Land:** Fee Simple



**Photo Count:** 24

**Unit Exposure:** S

**Construction Materials:** Composite Siding,Concrete,Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 855.14

**Structure Type:** Low Rise (2-4 stories)

**Rooms Above Grade:** 4

**Unit Number:** 1206

**Suite:** No

**Appliances:** Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Cranston

**Restrictions:** Board Approval

