

# \$489,800 - 403 Cranbrook Square Se, Calgary

MLS® #A2236893

**\$489,800**

3 Bedroom, 2.00 Bathroom, 1,773 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Step into a home that combines thoughtful design with everyday comfort in one of Calgary's most sought-after communities. This spacious 3 bedroom, 3 bath townhome is a rare find, offering smart functionality across three beautifully finished levels, plus a titled parking stall, air conditioning, and an unbeatable location in Cranston. The main floor welcomes you with a bright, open concept layout that maximizes space and flow. The kitchen is a showstopper with premium KitchenAid appliances, ample cabinetry, and a layout that makes both cooking and entertaining a breeze. Whether you're whipping up a weeknight meal or gathering with friends, this space does it all with style. Upstairs, you'll find 3 generous bedrooms, including a primary suite complete with a private ensuite bathroom. Large windows bring in plenty of natural light, and the abundance of storage throughout means you'll have a place for everything. Head up to the third floor, where a versatile bonus room opens onto a private rooftop balcony, perfect for unwinding, working from home, or starting the day with a peaceful moment outdoors. The fully fenced backyard provides a quiet retreat of its own, ideal for pets, kids, BBQs, or simply enjoying your own slice of green space. Located just minutes from parks and schools,, you'll enjoy access to sports courts, community events, and year-round activities. The Bow River valley, Fish Creek Park, and Cranston Market are all nearby, offering nature,



convenience, and a true sense of connection.  
If you're looking for a turn-key home in a  
welcoming, well-connected neighbourhood,  
this Cranston gem is ready for you!

Built in 2023

**Essential Information**

MLS® #	A2236893
Price	\$489,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,773
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	403 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K8

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall, Titled

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 5th, 2025
Days on Market	8
Zoning	M-1
HOA Fees	500
HOA Fees Freq.	ANN

## Listing Details

Listing Office	The Agency Calgary
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.