

310 Cranbrook Square SE Calgary, AB T3M 3K8

**Residential
Incomplete**

A2324496

**DOM: 0
CDOM:**

**LP: \$364,900.00
OP:**

Banner: Low Condo Fees. Modern Living. Nature at Your Doorstep.



Class:	Row/Townhouse	City:	Calgary
County:	Calgary	Subdivision:	Cranston
Type:	Five Plus	Ttl Beds:	2
Levels:	Two	F/H Bth:	2/1
Year Built:	2021	RMS SQFT:	1,223.00
LINC#:	0039368113	LP/SF:	\$298.36
Arch Style:	2 Storey	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Negotiable	Lot Size:	SF SM
Lot Dim:		Lot Depth:	M'
Front Length:		Lot:	Condo: Yes
Legal Desc:	2310016;83		
Legal Pln:	2310016	Blk:	
Zoning:	M-1	Tax Amt/Yr:	\$2,663.00/2026
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	SE
Restrict:	Utility Right Of Way		

Public Remarks: If you've been searching for that perfect combination of modern living, low maintenance, and an incredible location, you're going to want to see this. Welcome to this beautiful home in the Riverstone community of Cranston, one of Calgary's most desirable neighbourhoods where nature and convenience come together. Imagine starting your mornings with a coffee and a walk along the Bow River, exploring kilometres of scenic pathways just minutes from your front door, then coming home to a home that's as stylish as it is functional. Built in 2022 and exceptionally well maintained, this two-storey townhome has been so lightly lived in that it still feels almost new. Step inside and you'll immediately appreciate the bright, open-concept design. The spacious living and dining areas flow effortlessly into a beautiful kitchen featuring quartz countertops, a large centre island, stainless steel appliances, modern white cabinetry, and plenty of space whether you're preparing dinner or entertaining family and friends. One of the features you'll love most is the private, fully fenced yard, perfect for summer BBQs, relaxing with a book, or giving your furry friend a secure place to enjoy the outdoors. Upstairs, you'll find two generous bedrooms, each designed with comfort in mind. The primary retreat offers plenty of room for a king-sized bed, a walk-in closet, and its own private ensuite, while the second bedroom is ideal for guests, a roommate, or a home office. With two and a half bathrooms, everyday living is both comfortable and convenient. Outside, your dedicated parking stall is located just steps from the front entrance, making daily life even easier. But what truly makes this home special is the lifestyle. Riverstone is one of Calgary's hidden gems. Surrounded by the Bow River, natural wetlands, parks, and endless walking and cycling pathways, it offers a peaceful setting while still being just minutes from shopping, restaurants, schools, theatres, the South Health Campus, and easy access to Deerfoot and Stoney Trail. As a resident of Cranston, you'll also enjoy exclusive access to Century Hall, featuring tennis courts, a gymnasium, skating, hockey, a splash park, skate park, community events, and so much more. Whether you're a first-time buyer, downsizer, investor, or simply looking for a move-in ready home in an incredible community, this property checks all the boxes. Homes in Riverstone don't stay available for long. Don't wait, come see it for yourself and experience everything this wonderful home and incredible community have to offer.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	56.67	Mtr2	610.00	SqFt
Baths:	0	1	0	1	0	0	Bed Abv: 2	Upper:	56.95	Mtr2	613.00	SqFt
EnSt Bth:	0	0	1	0	0	0	Rms Abv: 6	Total AG:	113.62	Mtr2	1,223.00	SqFt

Property Information

Basement:	None	Laundry Ft:	In Unit, Laundry Room
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Cement Fiber Board, Wood Frame	Fireplaces:	0
Foundation:	Poured Concrete	Flooring:	Carpet, Vinyl Plank
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	None
Reports:	RMS Supplements		
Parking:	Stall Total: 1		
Features:	Kitchen Island, Open Floorplan, Quartz Counters		
Comm Feature:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths		
Lot Features:	Back Yard		
HOA:	\$517.65/Annually		
HOA Include:	Amenities w/HOA		
Goods Include:	N/A		
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer		
Other Equip:	None		
Goods Exclude:	N/A		

Condo Information

Condo Name:	Zen in Cranston	Condo Fee:	\$183.76/Monthly
Condo Type:	Conventional Condo	HOA:	Yes
Mgmt Co/Ph:	4036146873	Floor #:	1
Prk Plan Type:	Assigned	# Elevators:	
Legal Desc:	2310016/83	Total Floors:	
Legal Park:		Common Walls:	2+ Common Walls
Legal Stor:		Unit Exposure:	SE
# of Units:		Unit Factor:	84
	Post Tension:		
	Prk Stall #:		
	Storage Type:	In Living Unit	
	Locker #:		
	Registrd Size:		


Fee Includes: Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Assoc Amen: Clubhouse
Pets Allowed: Yes

Prk Unit Factor:

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	3`8" x 5`2"	Kitchen	Main	13`11" x 11`2"
Pantry	Main	2`6" x 2`4"	Dining Room	Main	13`8" x 10`5"
Living Room	Main	11`0" x 11`9"	Furnace/Utility Room	Main	12`11" x 2`6"
Laundry	Upper	3`3" x 3`4"	Bedroom - Primary	Upper	13`6" x 14`1"
Bedroom	Upper	12`6" x 14`1"	2pc Bathroom	Main	6`11" x 3`3"
3pc Ensuite bath	Upper	5`11" x 6`11"	4pc Bathroom	Upper	4`10" x 7`11"

Agent & Office Information

List Agent: [Mike Abou Daher](#)  team@mikeaboudaher.com
List Firm: [Real Broker](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3.5% on the first 100k, 1.5% on the balance
LB Type/Info: SentiLock/Front Railing
Owner Name: Private
Occupancy: Owner
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com

Phone: [403-809-9386](tel:403-809-9386)

Phone: [855-623-6900](tel:855-623-6900)

Firm Fax:

List Date: 06/26/2026

Expiry Dt: 10/25/2026

With Dt:

Dower Rt:

SRR: No

Printed Date: 06/25/2026 6:16:51 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).