

# \$394,000 - 645 Cranbrook Walk Se, Calgary

MLS® #A2249053

**\$394,000**

2 Bedroom, 1.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Here's a good one for you... A bright, single-level townhome in The Retreat at Riverstone - 2 bedrooms, 1 bathroom, and your own attached garage. Inside, vaulted ceilings and big windows make the space feel open and airy, and the kitchen's set up for both cooking and hosting with quartz counters, stainless steel appliances, a sleek glass cooktop, and a big island that's perfect for casual meals or catching up with friends.

The living and dining areas flow right out to your east-facing balcony, where you can soak up the morning sun over the courtyard. It's got all the extras - gas line for the BBQ, a water tap for your plants, and rough-in for AC if you want to keep things extra cool in summer.

The primary bedroom comes with a large walk-in closet, and the second bedroom works great for guests, an office, or hobbies. The full bathroom has a soaker tub, and the laundry's tucked neatly inside. Fresh paint throughout plus durable vinyl plank and ceramic tile flooring mean it's move-in ready.

Downstairs, the single attached garage is fully finished and ready for whatever you need - parking, storage, or a workshop space. Living here also means you get all the perks of the Cranston Residents Association - gym, pickleball, tennis, basketball, skating in winter, and more. And when you're ready to get



outside, youâ€™ve got the Bow River pathways, parks, and playgrounds right there.

Setonâ€™s shopping, dining, and the South Health Campus are only a few minutes away, and itâ€™s an easy hop onto Deerfoot or Stoney. Pet-friendly, reasonable condo fees, and a location that nails that balance between nature and convenience â€“ this oneâ€™s a keeper.

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2249053      |
| Price          | \$394,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 833           |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 645 Cranbrook Walk Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 2V5               |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Single Garage Attached               |

# of Garages 1

### Interior

Interior Features Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling Rough-In

Basement None

### Exterior

Exterior Features Courtyard

Lot Description See Remarks

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed August 15th, 2025

Days on Market 8

Zoning M-X1

HOA Fees 518

HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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