

853 Cranston Avenue SE
Calgary, Alberta

MLS # A2253307

\$559,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,050 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to 853 Cranston Avenue SE. Located in the highly sought-after community of Riverstone, this stunning townhome offers the rare combination of comfortable family living and versatile commercial potential. With three fully finished levels, including a commercially zoned lower level, this home is ideal for those looking to run a home-based business, create a separate workspace, or simply enjoy the added flexibility of the space. Boasting 3 spacious bedrooms, 4 bathrooms, and a double attached garage, this property also benefits from ample street parking right outside your front door – perfect for guests or clients. Step inside to discover a bright and open-concept main floor featuring a modern kitchen with an oversized island, upgraded slide-in stove, and quartz countertops in all bathrooms. The living and dining areas flow seamlessly onto a west-facing balcony, where you can unwind and enjoy stunning sunset views. Custom window treatments add a touch of elegance throughout, while central A/C ensures year-round comfort. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a walk-in closet and private en suite. A full main bathroom and convenient upper-level laundry complete this well-designed floor. The real showstopper is the fully finished lower level, which features luxury vinyl plank flooring, a 2-piece bathroom, and its own separate entry for privacy and security. With commercial zoning, this space is perfect for a home office, gym, games room, family room, or even a fourth bedroom. Enjoy zero exterior maintenance living, giving you peace of mind whether you're locking up for a vacation or just focusing on what matters most. Fish Creek Park and the Bow River are just steps away, offering natural beauty right at your doorstep. This home is still under Builder Warranty and

comes with a 10-Year Alberta New Home Warranty for added assurance.