# \$372,500 - 408, 304 Cranberry Park Se, Calgary

MLS® #A2222513

## \$372,500

2 Bedroom, 2.00 Bathroom, 841 sqft Residential on 0.00 Acres

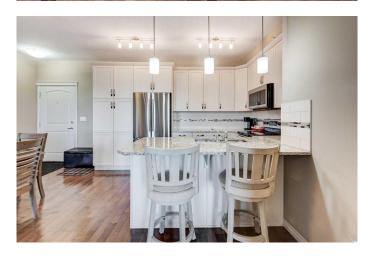
Cranston, Calgary, Alberta

Stunning TOP-FLOOR Unit with Breathtaking DOWNTOWN & MOUNTAIN VIEWS! Move right into this beautifully designed 2-bedroom, 2-bathroom condo in the heart of Cranston! Featuring a spacious open-concept layout, this unit offers the perfect blend of style and functionality. Modern Kitchen â€" Stunning cabinetry, GRANITE COUNTER TOPS, a central island with a breakfast bar, UPSCALE BACKSPLASH and plenty of EXTRA STORAGE. Ideal Layout c/w AIR CONDITIONER UNIT â€" Bedrooms are thoughtfully positioned on opposite sides for privacy, c/w CUSTOM CLOSET ORGANIZERS. Convenient In-Suite Laundry â€" Includes a front-load washer & dryer. Premium Amenities â€" TWO PARKING STALLS - one Heated underground parking & one additional titled parking stall, plus an assigned storage locker.

Located next to Cranston's Market, you're steps away from a grocery store, bank, pub, and a medical clinic. Plus, just two blocks from Cranston's Community Clubhouse, featuring a gym, tennis & basketball courts, and a skating rink. Enjoy quick access to South Health Campus & the rapidly growing SETON district (restaurants, shopping, business park & more! Major roadways â€" Deerfoot & Stoney Trail for an effortless commute. Outdoor lifestyle â€" Golf courses & Fish Creek Park just minutes away! This well-maintained CARDEL-built complex







offers the perfect balance of convenience and community. Book your private showing to

#### Built in 2012

# **Essential Information**

MLS®# A2222513 Price \$372,500

**Bedrooms** 2 Bathrooms 2.00 2 Full Baths Square Footage 841 Acres 0.00 Year Built 2012

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

408, 304 Cranberry Park Se Address

Subdivision Cranston City Calgary County Calgary Province Alberta

Postal Code T3M 1W2

#### **Amenities**

**Amenities** None **Parking Spaces** 

**Parking** Parkade, Stall, Underground

# Interior

Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Interior Features

Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)

**Appliances** Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard, Natural Gas

Cooling Sep. HVAC Units Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room, Mantle

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed May 20th, 2025

Days on Market 3

Zoning M-2

HOA Fees 181

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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