

\$335,000 - 205, 304 Cranberry Park Se, Calgary

MLS® #A2120037

\$335,000

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

*** Back on the market due to financing *** A convenient maintenance-free lifestyle awaits in this 2 bedroom, 2 bathroom condo that is loaded with over \$14,000 in upgrades at the time of purchase in 2013 and air conditioning (\$2,754) was added 3 years ago! This quiet and well run complex is in an unsurpassable location within the vibrant community of Cranston. Within walking distance are schools, shops and the extensive pathway that winds its way around this community and along the river. A quick 5 minute drive or 10 minute bike ride takes you to the South Campus Hospital, the world's largest YMCA and many more exceptional amenities in neighbouring Seton. After all of that adventure come home to a quiet sanctuary. An open floor plan that is bathed in natural light impresses upon entry. The living room is a relaxing retreat with clear sightlines for unobstructed interactions with family and guests. Adjacent to the large balcony with gas line invites casual barbeques, peaceful morning coffees and time spent unwinding in your own private outdoor space. The spacious kitchen is well laid out with upgraded cabinets, upgraded backsplash, stainless steel Samsung appliances, upgraded lighting over the breakfast bar and a pantry for extra storage. Retreat at the end of the day to the master oasis with an upgraded fan and its own private ensuite upgraded with a glass shower. Both bathrooms have also been updated with upgraded backsplash, banjos over the toilet tanks and cupboards that



include drawers. The second bedroom for guests or an office space is privately separated from the primary by the living room and is conveniently located beside the main 4-piece bathroom. In-suite laundry, extra storage and titled underground parking add to your comfort and convenience. Outdoor enthusiasts will love the close proximity to Fish Creek Park and that this very active community boasts a private clubhouse with sports courts, spray park, skating rink and more. When you do have to leave the community, Stoney and Deerfoot Trails provide easy access. Simply an unsurpassable location for this beautiful, move-in ready home!

Built in 2013

Essential Information

MLS® #	A2120037
Price	\$335,000
Sold Price	\$332,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	205, 304 Cranberry Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W2

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air, Wall Unit(s)
# of Stories	4
Basement	None

Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 20th, 2024
Days on Market	14
Zoning	M-2
HOA Fees	178.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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