

\$344,000 - 306, 304 Cranberry Park Se, Calgary

MLS® #A2121009

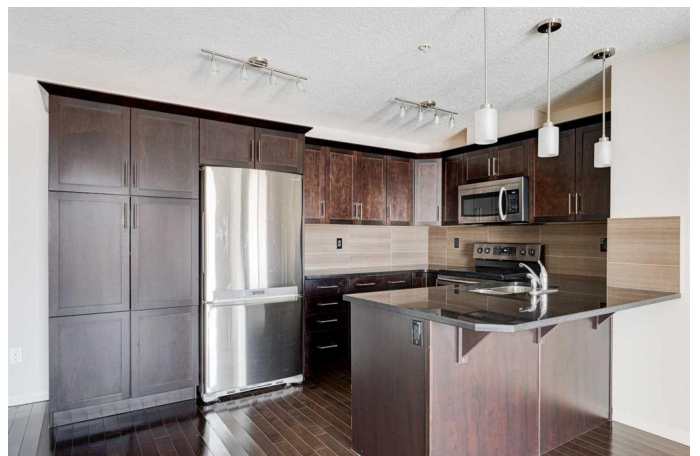
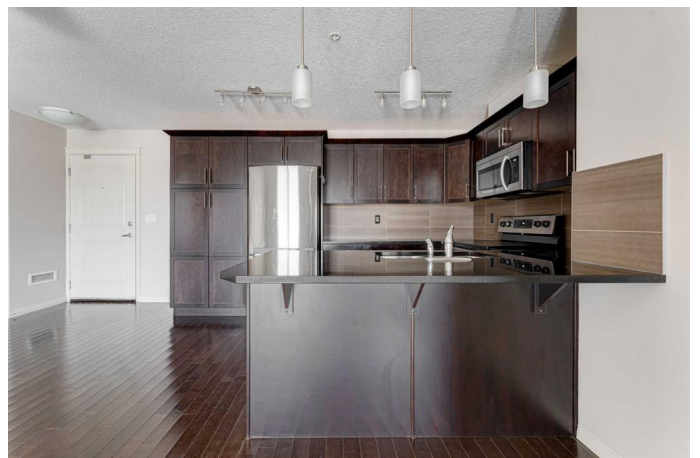
\$344,000

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Beautiful 2 bedroom, 2 bathroom condo! Over \$25,000 in builder upgrades including air conditioning, hardwood floors and granite countertops. Incredibly located within walking distance to schools, numerous shops, great restaurants 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. Then come home to a quiet, well run complex. The open concept floor plan is bathed in natural light illuminating the gleaming hardwood floors. Inspiring culinary creativity is the gorgeous kitchen with stainless steel appliances, granite countertops, a plethora of rich cabinetry and a breakfast bar on the peninsula island. Clear sightlines into both the dining room and relaxing living room encourage seamless interactions and wonderful connectivity. The expansive covered balcony allows for a seamless indoor/outdoor lifestyle with casual barbeques, peaceful morning coffees and time spent unwinding in your own private outdoor space. This ideal floor plan has the main living space separating the bedrooms for ultimate privacy! The primary bedroom is a true owner's sanctuary thanks to the private 4-piece ensuite, while the second bedroom on the other side of the unit is conveniently located near the second full bathroom. In-suite laundry 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 2012

Essential Information

MLS® #	A2121009
Price	\$344,000
Sold Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 304 Cranberry Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0S2

Amenities

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

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4
Basement	None

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2024
Date Sold	May 21st, 2024
Days on Market	43
Zoning	M-2
HOA Fees	178.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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