

\$359,000 - 201, 304 Cranberry Park Se, Calgary

MLS® #A2122071

\$359,000

2 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Step into unit 201 at Cranston Place, nestled within the vibrant community of Cranston, where modern comfort meets convenience. This exquisite 2-bedroom, 2-bathroom corner unit condo boasts a spacious open-concept layout, adorned with air conditioning, sleek knock-down ceilings, and luxurious hardwood flooring throughout the main living area. The expansive kitchen features an inviting island, perfect for gatherings, a convenient breakfast bar, pot drawers for added storage ease, and top-of-the-line stainless-steel appliances. Enjoy intimate meals in the separate dining area, enhancing the allure of this inviting space. Relax in style with the indulgent walk-in shower ensuite, complemented by in-suite laundry equipped with a front load washer & dryer for added convenience. Step out onto the generous 13' x 6' balcony facing southwest, offering serene views. With titled parking and an assigned storage locker, practicality meets luxury effortlessly. Discover unparalleled convenience just steps away at Cranston Market, featuring Sobey's Grocery Store, banking facilities, cozy pubs, eclectic restaurants, and a variety of shops. Enjoy seamless access to major routes including Deerfoot & Stoney Trail, while being surrounded by the natural beauty of Fish Creek Park. A mere 5-minute drive or a leisurely 10-minute bike ride leads to South Campus Hospital and the world-renowned YMCA, along with an array of exceptional amenities in the neighboring Seton area. For



outdoor enthusiasts, the proximity to Fish Creek Park offers endless opportunities for exploration and recreation. Additionally, Cranston's Community Clubhouse, boasting a gym, tennis courts, basketball facilities, and skating amenities, is just 2 blocks away. Experience the epitome of modern living in this beautiful unit within a vibrant community. Schedule your viewing today and make Cranston Place your new home!

Built in 2012

Essential Information

MLS® #	A2122071
Price	\$359,000
Sold Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	907
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	201, 304 Cranberry Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W2

Amenities

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	1

Parking	Heated Garage, Parkade, Titled, Underground
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Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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Heating	Baseboard, Natural Gas
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Cooling	Central Air
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# of Stories	4
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Exterior

Exterior Features	Balcony
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Construction	Stone, Vinyl Siding, Wood Frame
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Additional Information

Date Listed	April 15th, 2024
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Date Sold	May 17th, 2024
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Days on Market	32
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Zoning	M-2
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HOA Fees	178.00
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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