

\$369,000 - 412, 304 Cranberry Park Se, Calgary

MLS® #A2131492

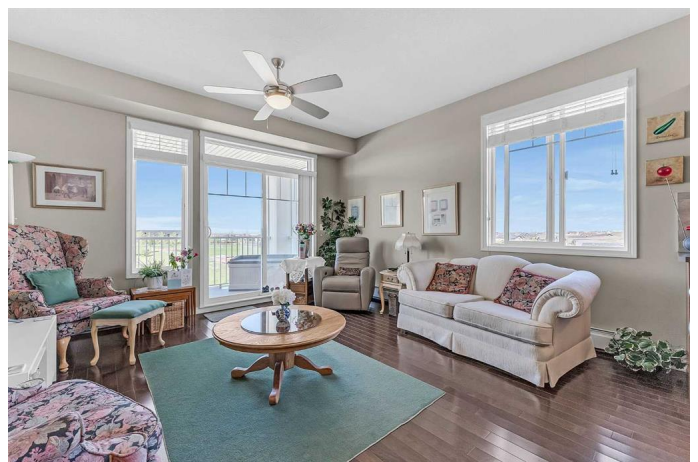
\$369,000

2 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Step into this meticulously cared-for top-floor corner unit in the desirable Cranston Place complex, boasting 2 bedrooms and 2 full bathrooms. Upon entry, you're greeted by impressive 9ft ceilings and a welcoming open floor plan flooded with natural light—luxuries exclusive to this rare and premium location in the building. At the heart of the home, the kitchen features sleek stainless steel appliances, builder-upgraded cabinetry, and a picturesque window over the sink. The large central island, complete with barstool seating, seamlessly transitions to the expansive living room, creating an ideal space for entertaining family and friends. A spacious den provides the perfect work-from-home spot, yoga studio or Peloton station. Retreat to the generously sized primary suite, offering a walkthrough closet and a private 3-piece ensuite. The second bedroom, a full 4-piece bathroom with a tub & shower combo and in-suite laundry completes the fantastic interior. Enjoy the warmer days and nights ahead on the big west-facing balcony with mountain views, equipped with a gas line for BBQs. Keep your vehicles safe and warm year-round with titled underground parking, and take advantage of the assigned storage locker for seasonal items. Located just steps from schools, playgrounds, Fish Creek Park, and amenities such as grocery stores, coffee shops, convenience stores, and dining, with quick access to Deerfoot and Stoney Trail, this incredible location truly has it all. Don't



miss outâ€”book your showing today!

Built in 2013

Essential Information

MLS® #	A2131492
Price	\$369,000
Sold Price	\$373,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	412, 304 Cranberry Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W2

Amenities

Amenities	None
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None

of Stories 4

Exterior

Exterior Features Balcony
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed June 6th, 2024
Date Sold June 17th, 2024
Days on Market 11
Zoning M-2
HOA Fees 178.00
HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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