

# \$339,900 - 403, 102 Cranberry Park Se, Calgary

MLS® #A2142647

**\$339,900**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to your new home in Cranston Place! You will Fall in Love with this bright and sunny Top Floor, 2 bedroom / 2 bathroom unit with a South facing balcony. Step in and enjoy the gleaming hardwood floors throughout the main living space, warm neutral wall tones (recently painted) and 9ft ceilings. The open concept living space features a beautiful kitchen with extended height cabinetry, granite counters, stainless steel appliances (incl. a new dishwasher & new built in microwave) and eat up breakfast bar for those meals on the run. The kitchen overlooks a spacious living room with cozy gas fireplace (great for adding a little ambience), as well as a large area that can be used for dining/flex space/home office or all 3. The 2 bedrooms are both a generous size and are located on opposite sides of the unit. The primary bedroom features a walk-in closet and a 3 piece ensuite with a stand up shower. There is an additional 4pc bathroom located just off the main living space, as well as an ensuite laundry room. This unit includes 1 titled underground parking stall, and a storage locker too! Enjoy the convenience of living within walking distance to groceries, restaurants, caf  s, bike paths, parks, schools and public transportation. The community centre features a splash park, outdoor rink (weather permitting), tennis/pickleball courts and more. Don't miss your opportunity to own this fantastic Top Floor unit in the sought after community of Cranston!



Built in 2013

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2142647      |
| Price          | \$339,900     |
| Sold Price     | \$350,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 846           |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 403, 102 Cranberry Park Se |
| Subdivision | Cranston                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1R2                    |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Parkade, Stall, Titled, Underground                    |

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                          |
| Heating           | Baseboard, Natural Gas                                                                                                |
| Cooling           | Other                                                                                                                 |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |

|                   |                                 |
|-------------------|---------------------------------|
| Fireplaces        | Gas                             |
| # of Stories      | 4                               |
| <b>Exterior</b>   |                                 |
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2024 |
| Date Sold      | June 29th, 2024 |
| Days on Market | 9               |
| Zoning         | M-2             |
| HOA Fees       | 189.53          |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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