

**408, 304 Cranberry Park SE**  
**Calgary, Alberta**

**MLS # A2222513**



## \$365,000

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 556
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** n/a

Stunning TOP-FLOOR Unit with Breathtaking DOWNTOWN & MOUNTAIN VIEWS! Move right into this beautifully designed 2-bedroom, 2-bathroom condo in the heart of Cranston! Featuring a spacious open-concept layout, this unit offers the perfect blend of style and functionality. Modern Kitchen & Stunning cabinetry, GRANITE COUNTER TOPS, a central island with a breakfast bar, UPSCALE BACKSPLASH and plenty of EXTRA STORAGE. Ideal Layout c/w AIR CONDITIONER UNIT & Bedrooms are thoughtfully positioned on opposite sides for privacy, c/w CUSTOM CLOSET ORGANIZERS. Convenient In-Suite Laundry & Includes a front-load washer & dryer. Premium Amenities & TWO PARKING STALLS - one Heated underground parking & one additional titled parking stall, plus an assigned storage locker. Located next to Cranston's Market, you're steps away from a grocery store, bank, pub, and a medical clinic. Plus, just two blocks from Cranston's Community Clubhouse, featuring a gym, tennis & basketball courts, and a skating rink. Enjoy quick access to South Health Campus & the rapidly growing SETON district (restaurants, shopping, business park & more! Major roadways & Deerfoot & Stoney Trail for an effortless commute. Outdoor lifestyle & Golf courses & Fish Creek Park just minutes away! This well-maintained CARDEL-built complex offers the perfect balance of convenience and community. Book your private showing to