

204, 406 Cranberry Park SE Calgary, Alberta

MLS # A2329976



\$245,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 388
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

**** Now vacant and ready for immediate possession **** Offering over 600 sq. ft. of thoughtfully designed living space, this home features a bright, open-concept layout that maximizes natural light and provides flexibility for a small home office or work-from-home setup. The kitchen is equipped with stainless steel appliances, white cabinetry with modern hardware, pendant lighting over the breakfast bar, and overlooks the spacious living and dining areas, making it ideal for both everyday living and entertaining. Both bedrooms are generously sized and are conveniently located next to the large 4-piece bathroom. Enjoy the convenience of in-suite laundry, a titled exterior parking stall, and plenty of visitor parking for family and friends. Step outside onto your private balcony—an ideal space to enjoy your morning coffee or relax on a summer evening. Residents of Cranston Place enjoy beautifully landscaped grounds and an exceptional location close to shopping, restaurants, schools, parks, and the Bow River pathway system. Homeowners also have access to the Cranston Residents Association's Century Hall, featuring a gymnasium, multipurpose rooms, outdoor skating rink, splash park, tennis and pickleball courts, basketball courts, playgrounds, and year-round community programs and events. With quick access to Deerfoot Trail, Stoney Trail, South Health Campus, and the amenities of Seton, this condo offers outstanding value in one of Calgary's premier communities. Contact your favourite REALTOR® today to book your private showing.