

204, 304 Cranberry Park SE
Calgary, Alberta

MLS # A2330843



\$257,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	604 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 388
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: none

**** OPEN HOUSE Saturday Sept 5 from 12-2pm ****Fresh, affordable and ready for its next chapter! Welcome to #204, 304 Cranberry Park SE, a beautifully refreshed 604 sq. ft. condo offering 2 bedrooms, 1 full bathroom, in-suite laundry and a titled parking stall in one of Cranston's most convenient locations. Step inside and you'll immediately appreciate the brand new luxury vinyl plank flooring and fresh paint throughout, providing a bright, modern feel and a perfect blank canvas to make your own. Having always been a rental property, this home has never been personalized, giving you the opportunity to move in and create a space that reflects your own style. The functional open-concept layout maximizes every square foot, with a comfortable living area that flows into the kitchen and dining space. Two well sized bedrooms, a full bathroom and the convenience of in-suite laundry make this an ideal home for first-time buyers, downsizers or investors alike. Location is everything, and this one delivers. Situated directly across the street from Dr. George Stanley School and just minutes from Christ the King School, it's also within walking distance to parks, pathways, shopping, restaurants and everyday amenities. Enjoy quick access to Deerfoot Trail, Stoney Trail, South Health Campus, Seton, the YMCA and everything Cranston has to offer. Whether you're looking for your first home, an investment property or an easy, low-maintenance lifestyle, this move-in-ready condo checks all the boxes. Come discover why life is just a little sweeter in Cranberry Park!