

# \$365,000 - 408, 304 Cranberry Park Se, Calgary

MLS® #A2222513

**\$365,000**

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

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 â€” 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 â€” Bedrooms are thoughtfully positioned on opposite sides for privacy, c/w CUSTOM CLOSET ORGANIZERS. Convenient In-Suite Laundry â€” Includes a front-load washer & dryer. Premium Amenities â€” TWO PARKING STALLS - one Heated underground parking & one additional titled parking stall, plus an assigned storage locker.

Located next to Cranstonâ€™s Market, youâ€™re steps away from a grocery store, bank, pub, and a medical clinic. Plus, just two blocks from Cranstonâ€™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 â€” Deerfoot & Stoney Trail for an effortless commute. Outdoor lifestyle â€” 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

Built in 2012

### Essential Information

MLS® #	A2222513
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	408, 304 Cranberry Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parkade, Stall, Underground

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Sep. HVAC Units

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

## Exterior

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

## Additional Information

Date Listed	May 20th, 2025
Days on Market	31
Zoning	M-2
HOA Fees	181
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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