

412, 304 Cranberry Park SE
Calgary, Alberta

MLS # A2276967

\$359,900



Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	928 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard		
Floors:	Carpet, Hardwood, Linoleum		
Roof:	Asphalt Shingle		
Basement:	-		
Exterior:	Stone, Vinyl Siding, Wood Siding		
Foundation:	-		
Features:	Ceiling Fan(s), Kitchen Island, See Remarks, Walk-In Closet(s)		
Inclusions:	Cabinet beside washer		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 609		
LLD:	-		
Zoning:	M-2		
Utilities:	Cable, Electricity, High Speed Internet		

Welcome to one of the premier residences in Cranston a rare top floor corner unit that truly stands out from the rest. This expansive 2-bedroom, 2-bath + dedicated office home is one of the largest units in the building, offering an exceptional layout, elevated privacy, and natural light pouring in from multiple directions. Positioned on the top floor and corner of the building, this home benefits from additional side windows, flooding the space with sunlight and creating a bright, airy feel throughout the day. The elevated location also delivers mountain views from the back, while facing a green space—a perfect balance of scenery and serenity. Adding to the appeal is a titled, heated underground parking stall, providing year-round convenience, security, and comfort—no scraping windows or braving the cold in winter. The thoughtfully designed floor plan offers generous living and nook, designed for relaxed living and easy functionality. The dedicated office space is a standout feature perfect for working from home, a creative studio, or a quiet retreat. Two spacious bedrooms and two full bathrooms provide comfort, privacy, and flexibility for a variety of lifestyles.