

306, 406 Cranberry Park SE  
Calgary, Alberta

MLS # A2278452



**\$325,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	847 sq.ft.	<b>Age:</b>	2013 (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, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 543
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to the popular community of Cranston Place—an ideal opportunity for first-time buyers and a smart option for investors. This immaculate, well-designed two-bedroom, two-bathroom condo features central air conditioning, titled underground parking, excellent storage, and a functional layout that appeals to today's lifestyle. The stylish kitchen offers extended-height shaker cabinetry with pot drawers, a floor-to-ceiling pantry, breakfast bar, quartz countertops, and a modern subway-tile backsplash with glass accents, all complemented by stainless-steel appliances. The open dining and living areas provide plenty of space to relax or entertain and include a convenient nook that works perfectly as a home office. Wide-plank hardwood flooring enhances the main living area, while sliding patio doors lead to a generous balcony;ideal for summer evenings. Both bedrooms are well sized and thoughtfully positioned on opposite sides of the living room for added privacy. Each features durable luxury vinyl plank flooring;perfect for low-maintenance living. The primary bedroom includes a walk-in closet and private ensuite, while the second bedroom is located next to a full bathroom. Additional highlights include a spacious laundry room, coat closet, and a secure storage cage in the parkade. Conveniently located close to shopping, restaurants, Century Hall, Seton Cineplex and YMCA, the South Health Campus, and scenic pathways to the Bow River. A fantastic condo offering comfort, convenience, and long-term value.