

306, 406 Cranberry Park SE
Calgary, Alberta

MLS # A2278452



\$325,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 847 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 543 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Vinyl Windows | | |

Inclusions: 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.