

# \$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	23
Zoning	M-2
HOA Fees	181
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.