

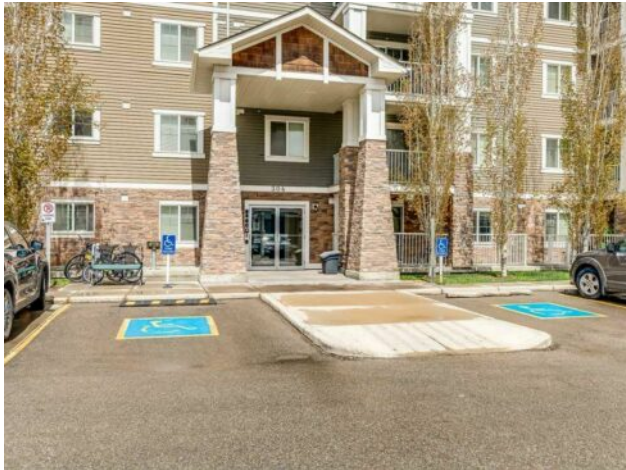


GRASSROOTS
REALTY GROUP

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110, 304 Cranberry Park SE
Calgary, Alberta

MLS # A2221057



\$240,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	596 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Open Floorplan, Soaking Tub, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 383
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

Enjoy the ease of a maintenance-free lifestyle in this thoughtfully designed two-bedroom ground-level condo, quietly tucked into a well-managed complex in the heart of Cranston. Perfectly positioned for both connection and convenience, this location offers walkable access to schools, shops, and the scenic pathway system that winds through the community and along the nearby Bow River. Just a five-minute drive or ten-minute bike ride brings you to South Health Campus, the world's largest YMCA, and the vibrant urban amenities in neighbouring Seton. Inside, the open-concept layout is filled with natural light, creating a welcoming sense of space from the moment you enter. The bright living room flows easily into the kitchen, where stainless steel appliances, a central breakfast bar, and thoughtful design make everyday living and entertaining a breeze. Just off the living area, a generous ground-level patio offers a private outdoor escape—ideal for casual barbecues, morning coffees, or simply relaxing in the fresh air. Both bedrooms are spacious and bright with easy access to the 4-piece bathroom. In-suite laundry and titled underground parking further add to your comfort and convenience. Outdoor enthusiasts will love the close proximity to Fish Creek Park and that this very active community boasts a private clubhouse with sports courts, spray park, skating rink and more. Quick access to Deerfoot and Stoney Trails ensures a seamless commute in any direction. Whether you're looking for your first home, a smart investment, or a downsized lifestyle, this move-in ready condo delivers exceptional value in one of Calgary's most desirable communities.