



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

411 Cranberry Park SE
Calgary, Alberta

MLS # A2253787



\$382,000

Division:	Cranston		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: Forced Air

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 380

LLD: -

Zoning: M-2

Utilities: -

Inclusions: N/A

Judicial Listing for a townhouse in the family-friendly Cranston community. The home features a blend of ceramic tile, hardwood, and carpet flooring. It has painted walls, textured ceilings, wooden kitchen cabinets with a central island, and laminate countertops. Standard-quality bathroom fixtures include a tub/shower enclosure in the main bathroom and a shower stall in the en-suite. The central staircase has capped stub walls. The unit is considered to be in average condition for its age. The full-height basement remains undeveloped except for insulated perimeter walls and roughed-in bathroom plumbing. The property includes two dedicated parking stalls. Located in one of Calgary's sought-after communities, Cranston offers fantastic amenities like a residents-only clubhouse, tennis courts, and quick access to Fish Creek Park—ideal for family bike rides along the Bow River. Commuting is convenient with easy access to both Stoney Trail and Deerfoot Trail. You're just minutes away from South Health Campus, Seton YMCA, Gateway Retail District, and Cineplex for enjoyable movie nights.