



**306, 406 Cranberry Park SE
Calgary, Alberta**

MLS # A2278452



\$325,000

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:	-		

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.