



**GRASSROOTS**  
REALTY GROUP

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104, 304 Cranberry Park SE  
Calgary, Alberta

MLS # A2282231



**\$249,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Cranston                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 604 sq.ft.                         | Age:   | 2012 (14 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall, Titled                      |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                     |
|-------------|-----------------------------------------------------|
| Heating:    | Baseboard, Hot Water, Natural Gas                   |
| Floors:     | Carpet, Linoleum                                    |
| Roof:       | Asphalt Shingle                                     |
| Basement:   | None                                                |
| Exterior:   | Cedar, Stone, Vinyl Siding, Wood Frame              |
| Foundation: | Poured Concrete                                     |
| Features:   | Breakfast Bar, Open Floorplan, Soaking Tub, Storage |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 388 |
| LLD:       | -      |
| Zoning:    | M-2    |
| Utilities: | -      |

**Inclusions:** Air Conditioning Unit, All Permanent Fixtures

Main floor convenience and thoughtful design come together in this well cared for 2 bedroom home, ideally positioned just steps from the lobby entrance and titled surface parking, making daily comings and goings simple and accessible for anyone seeking minimal stairs and ease of mobility. Pride of ownership is immediately apparent in a one-owner residence that has been kept neat as a pin and maintained with care. An open floor plan creates a comfortable flow for everyday living, anchored by a crisp white kitchen offering ample storage, modern fixtures and a peninsula island with breakfast bar seating designed for casual meals and easy conversation. Clear sightlines connect the kitchen to the adjacent living area, allowing the space to function effortlessly for relaxing, hosting or keeping connected throughout the home. Sliding patio doors extend the living space outdoors to an exceptionally large 25'x12' covered ground-level patio complete with a gas line, providing a sheltered setting for summer barbecues, morning coffee or quiet outdoor relaxation. Two well-proportioned bedrooms offer flexibility for guests, home office use or shared living, while a full 4-piece bathroom and in-suite laundry add everyday practicality. Air conditioning ensures year-round comfort. Building amenities enhance daily life with a welcoming lobby featuring a cozy seating area, fireplace and library, creating a comfortable space to relax or connect with neighbours. Titled parking and a separate storage locker support an organized, low-maintenance lifestyle. Walkable access to shopping, coffee, medical services, dining and everyday conveniences places essentials within easy reach, while nearby pathways invite regular walks and connection to the surrounding community. Close proximity to Fish Creek Park, community recreation amenities and major roadways including Deerfoot and

Stoney Trail ensures outdoor enjoyment and efficient commuting, making this location equally well suited to downsizers, professionals or anyone valuing comfort, accessibility and connection.