



GRASSROOTS
REALTY GROUP

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**302, 200 Cranfield Common SE
Calgary, Alberta**

MLS # A2284690

\$310,000



Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	989 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NA

Welcome to Unit 302 (Top floor) This well-designed and spacious 2 bedroom, 2 bathroom condo is located in the highly desirable Cranston community. Boasting approximately 920 sqft of living space, this third-floor, top-unit home offers privacy with no neighbors above and is conveniently close to the hospital and YMCA. The modern kitchen features ample cabinetry, generous counter space, and a handy pantry, flowing seamlessly into the bright dining and living areas - perfect for everyday living and entertaining. Large windows fill the space with natural light, creating a warm and inviting atmosphere. The primary bedroom includes a walk-in closet and a 4-piece ensuite, providing a private retreat. A well-sized second bedroom and an additional 4-piece main bathroom make this home ideal for guests, a home office, or shared living. In-suite laundry adds everyday convenience. Step outside to your private balcony, perfect for relaxing during warmer months. The unit also features a welcoming foyer with ample closet space. This quiet, family-friendly building makes this home both comfortable and practical. Cranston residents enjoy the Cranston Century Hall, which has a gym, splash park, skating rink, sports courts, and event spaces. If you love the outdoors, there are walking and biking paths that connect to Fish Creek Park and the Bow River. Schools, playgrounds, parks, shops, restaurants, and entertainment are all nearby at Cranston Market and Seton Urban District, along with South Health Campus, Cineplex, and the world's largest YMCA. With easy access to Deerfoot Trail, Stoney Trail, and public transit, getting around is simple. Perfect for first-time buyers, investors, or those looking to downsize, this home combines comfort and convenience.

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