



202, 304 Cranberry Park SE
Calgary, Alberta

MLS # A2292497



\$335,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained two-bedroom, two-bathroom corner unit with a dedicated office/flex room in the sought-after community of Cranston. Located just steps from grocery stores, neighbourhood shops, and the Cranston Community Centre, this home offers exceptional convenience and lifestyle. The bright open-concept layout is filled with natural light thanks to the corner-unit positioning and large windows. Rich hardwood flooring flows through the main living areas, creating a warm and inviting space for everyday living and entertaining. The kitchen features quartz countertops, a large island with breakfast bar, plenty of cabinetry, and generous counter space. The adjacent dining and living areas open to a private balcony with a gas line for BBQ, perfect for relaxing or hosting guests. One of the standout features of this home is the smart and functional layout. The spacious primary bedroom includes a walk-through closet and private 3-piece ensuite, while the second bedroom is located on the opposite side of the unit next to the 4-piece bathroom, offering ideal privacy for guests or roommates. A separate office/den provides the perfect space for working from home, hobbies, or a reading room. Additional highlights include in-suite laundry, heated underground parking with a storage locker, and a well-managed condo complex. Enjoy quick access to schools, shopping, Deerfoot Trail, Stoney Trail, and Fish Creek Park. A fantastic opportunity for first-time buyers, professionals working from home, downsizers, or investors.