



207, 406 Cranberry Park SE  
Calgary, Alberta

MLS # A2298665



**\$319,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 543
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** None

Discover the perfect blend of style and convenience in this beautifully updated 2-bedroom, 2-bathroom condo. This bright and airy unit feels brand new, boasting fresh paint and stunning, newly installed luxury vinyl plank flooring that flows seamlessly throughout the open-concept living space and air conditioning. The thoughtful layout provides maximum privacy with bedrooms situated on opposite sides of the main living area, making it ideal for roommates, guests, or a dedicated home office. Situated in the heart of Cranston, you are just steps away from grocery stores, local dining, and the extensive pathway system of Fish Creek Park, with easy access to the South Health Campus and Deerfoot Trail. This gorgeous move-in-ready home offers a maintenance-free lifestyle in one of Southeast Calgary's premier master-planned communities.