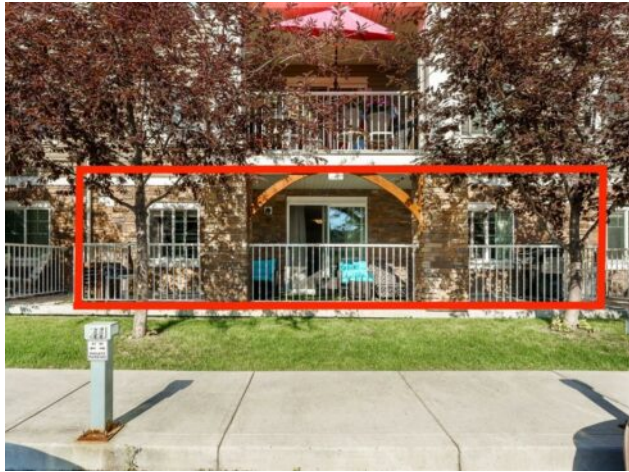




107, 406 Cranberry Park SE
Calgary, Alberta

MLS # A2147819



\$355,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	847 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Cedar, Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 517

LLD: -

Zoning: M-2

Utilities: -

Inclusions: n/a

2 PETS ARE ALLOWED WITH BOARD APPROVAL HEREWelcome to an amazing 2-bedroom, 2-bath MAIN FLOOR condo with an extra-large, sunny west patio that's 29'8" x 5'6" - you simply won't find another patio of this size anywhere else! This place is super quiet and convenient, close to all the essentials like schools, shopping, the river, walking pathways and much more. Your future home offers a spacious central great room with private bedrooms and baths on either side. There are beautiful hardwood floors, a gleaming white kitchen with stainless steel appliances (fridge and dishwasher are NEW!), pots and pans drawers, a side pantry, a breakfast bar with accent lighting, and a cozy dining nook. In-suite laundry room with front-load washer and dryer. There is, in-suite storage, plus a titled underground parking stall and a storage locker. This quality-built very well managed CARDEL complex has soundproofing gypcrete floors, and the Downtown Xpress Bus & Cranston Place Market shops are just around the corner. Plus, Cranston's awesome residents' clubhouse with a gym, splash pool, tennis, basketball, and skating is only two blocks away! Minutes from the hospital with great access to Stoney & Deerfoot Trails. This property will not last long so call your agent NOW and set up a viewing!