

\$365,000 - 408, 304 Cranberry Park Se, Calgary

MLS® #A2222513

\$365,000

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Stunning TOP-FLOOR Unit with Breathtaking DOWNTOWN & MOUNTAIN VIEWS! Move right into this beautifully designed 2-bedroom, 2-bathroom condo in the heart of Cranston! Featuring a spacious open-concept layout, this unit offers the perfect blend of style and functionality. Modern Kitchen â€” Stunning cabinetry, GRANITE COUNTER TOPS, a central island with a breakfast bar, UPSCALE BACKSPLASH and plenty of EXTRA STORAGE. Ideal Layout c/w AIR CONDITIONER UNIT â€” Bedrooms are thoughtfully positioned on opposite sides for privacy, c/w CUSTOM CLOSET ORGANIZERS. Convenient In-Suite Laundry â€” Includes a front-load washer & dryer. Premium Amenities â€” TWO PARKING STALLS - one Heated underground parking & one additional titled parking stall, plus an assigned storage locker.

Located next to Cranstonâ€™s Market, youâ€™re steps away from a grocery store, bank, pub, and a medical clinic. Plus, just two blocks from Cranstonâ€™s Community Clubhouse, featuring a gym, tennis & basketball courts, and a skating rink. Enjoy quick access to South Health Campus & the rapidly growing SETON district (restaurants, shopping, business park & more! Major roadways â€” Deerfoot & Stoney Trail for an effortless commute. Outdoor lifestyle â€” Golf courses & Fish Creek Park just minutes away! This well-maintained CARDEL-built complex



offers the perfect balance of convenience and community. Book your private showing to

Built in 2012

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2222513 |
| Price | \$365,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 841 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 408, 304 Cranberry Park Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 1W2 |

Amenities

| | |
|----------------|-----------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Parkade, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| Cooling | Sep. HVAC Units |

| | |
|-----------------|--------------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 41 |
| Zoning | M-2 |
| HOA Fees | 181 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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