

# \$245,000 - 110, 304 Cranberry Park Se, Calgary

MLS® #A2221057

**\$245,000**

2 Bedroom, 1.00 Bathroom, 596 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Enjoy the ease of a maintenance-free lifestyle in this thoughtfully designed two-bedroom ground-level condo, quietly tucked into a well-managed complex in the heart of Cranston. Perfectly positioned for both connection and convenience, this location offers walkable access to schools, shops, and the scenic pathway system that winds through the community and along the nearby Bow River. Just a five-minute drive or ten-minute bike ride brings you to South Health Campus, the world's largest YMCA, and the vibrant urban amenities in neighbouring Seton. Inside, the open-concept layout is filled with natural light, creating a welcoming sense of space from the moment you enter. The bright living room flows easily into the kitchen, where stainless steel appliances, a central breakfast bar, and thoughtful design make everyday living and entertaining a breeze. Just off the living area, a generous ground-level patio offers a private outdoor escape—ideal for casual barbecues, morning coffees, or simply relaxing in the fresh air. Both bedrooms are spacious and bright with easy access to the 4-piece bathroom. In-suite laundry and titled underground parking further add to your comfort and convenience. Outdoor enthusiasts will love the close proximity to Fish Creek Park and that this very active community boasts a private clubhouse with sports courts, spray park, skating rink and more. Quick access to Deerfoot and Stoney Trails ensures a seamless commute in any direction. Whether



you're looking for your first home, a smart investment, or a downsized lifestyle, this move-in ready condo delivers exceptional value in one of Calgary's most desirable communities.

Built in 2012

### Essential Information

MLS® #	A2221057
Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	596
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	110, 304 Cranberry Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W2

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Open Floorplan, Storage, Soaking Tub
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, Washer/Dryer Stacked

Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	50
Zoning	M-2
HOA Fees	178
HOA Fees Freq.	ANN

## Listing Details

Listing Office	First Place Realty
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