



GRASSROOTS
REALTY GROUP

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102, 304 Cranberry Park SE
Calgary, Alberta

MLS # A2330290



\$329,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	979 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 609
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: A/C Unit

Enjoy the ease of ground-floor living in this spacious corner unit where everyday conveniences, a thoughtful layout and a walkable location come together beautifully. Ideal for downsizers, first-time buyers or anyone seeking stair-free access, this 2 bedroom plus den home also enjoys an end-unit location siding onto green space for added privacy. Gleaming hardwood floors extend throughout the main living areas, creating a warm and inviting atmosphere while the open-concept design encourages effortless everyday living and entertaining. Gather with family and friends around the well-appointed kitchen featuring abundant cabinetry, generous counter space, a centre island with casual seating and an adjacent dining area that keeps everyone connected. Spend quiet evenings in the comfortable living room or slide open the patio doors to the covered outdoor retreat where mature landscaping creates a peaceful setting for morning coffee, summer barbecues or simply unwinding outdoors. Tucked away from the main living spaces, the den delivers an ideal work-from-home office, study area or hobby room. Unwind in the spacious primary bedroom complete with a walk-through closet leading to the private 3-piece ensuite. Thoughtful separation places the second bedroom on the opposite side of the home, making it an excellent option for guests, roommates or additional privacy, while a well-appointed 4-piece bathroom serves both the bedroom and visitors. Everyday routines become even easier with in-suite laundry, A/C, titled underground parking, an assigned storage locker and convenient bike storage. Residents also appreciate the welcoming lobby featuring a cozy fireplace, comfortable seating area and library, all contributing to the easy, maintenance-free lifestyle this well-managed building is known for. Walk to nearby shopping, restaurants,

banking, medical services, schools and everyday amenities while enjoying easy access to the community pathway system connecting to the Bow River. Only 5 minutes from South Health Campus, the Brookfield Residential YMCA at Seton and the many shops and restaurants of Seton, this outstanding location also places Fish Creek Provincial Park close at hand for endless outdoor recreation. Cranston residents enjoy access to Century Hall with sports courts, a spray park, skating rink and year-round community programming, while quick connections to Deerfoot Trail and Stoney Trail simplify commuting throughout Calgary.