

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

MLS® #A2221057

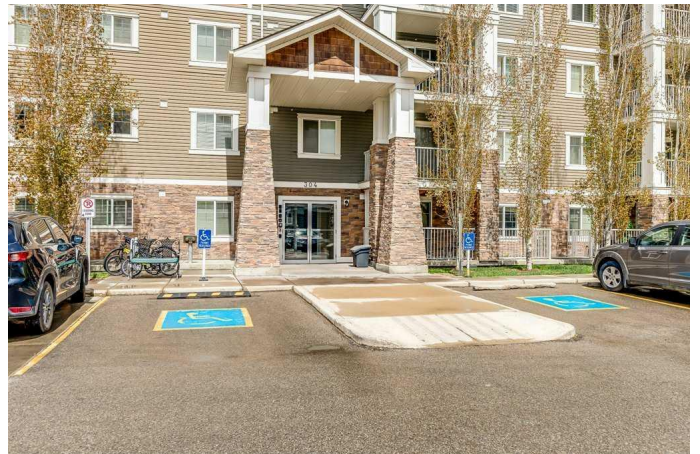
**\$245,000**

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 | 45              |
| Zoning         | M-2             |
| HOA Fees       | 178             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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