

# \$354,000 - 306, 102 Cranberry Park Se, Calgary

MLS® #A2208734

**\$354,000**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to your dream condo—this beautifully maintained third-floor unit truly checks all the boxes. Enjoy your oversized private balcony, the perfect place to sip your morning coffee or unwind in the evening. Stay comfortable year-round with central air conditioning, and cozy up on cooler days beside the inviting corner gas fireplace. The bright, modern kitchen is a chef's delight, featuring stainless steel appliances, sleek quartz countertops, and plenty of storage. The open-concept layout is ideal for entertaining, while the two spacious bedrooms are thoughtfully positioned on opposite sides of the unit, each with their own full bathroom—offering both privacy and functionality. Freshly painted & brand-new carpet installed throughout the unit adds a warm, welcoming touch. You'll also appreciate the convenience of in-suite laundry, titled underground parking, and an additional storage locker in the parkade. This pet-friendly building (with board approval) makes it easy to bring your furry friends along too. Step outside and you'll find everything you need just steps away—groceries, dining, coffee shops, Century Hall, a liquor store, bank, and dry cleaning. Transit is right outside your door for effortless commuting. Set in the vibrant community of Cranston with access to Century Hall, picturesque walking paths along the Bow River, and easy access to Deerfoot and Stoney Trail, this location truly offers it all. And with the South Health Campus just a



five-minute drive away, convenience meets lifestyle in the best possible way. Whether you're a first-time buyer, investor, or looking to downsize, this move-in-ready home offers the perfect blend of comfort, style, and location.

Built in 2012

### Essential Information

MLS® #	A2208734
Price	\$354,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	306, 102 Cranberry Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R2

### Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Storage, Trash
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Wood Frame

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	9
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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