

**306, 102 Cranberry Park SE  
Calgary, Alberta**

**MLS # A2208734**



**\$339,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 543
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** A/C, Pantry Cabinet, Wall Mount, TV, All Building Keys & Fobs

Welcome to Your Ideal Condo in the Heart of Cranston—Where Comfort Meets Convenience in Every Way. This Beautifully Maintained Third-Floor Unit Offers a Bright, Open-Concept Layout with Two Spacious Bedrooms Thoughtfully Positioned on Opposite Sides, Each with Its Own Full Bathroom for Ultimate Privacy and Functionality. The Stylish Kitchen Is a Standout Feature, Boasting Quartz Countertops, Stainless Steel Appliances, and Ample Storage—Perfect for Everyday Living and Entertaining Alike. Cozy Up by the Gas Fireplace or Enjoy Your Oversized Private Balcony, Ideal for Morning Coffee or Evening Relaxation. Stay Comfortable Year-Round with Central A/C, and Enjoy the Fresh Feel of New Carpet and Paint Throughout. You'll Love the Convenience of In-Suite Laundry, Titled Underground Parking, and an Extra Storage Locker. But It's the Location That Truly Sets This Home Apart. Just Steps Away, You'll Find Local Shops, Restaurants, Coffee Spots, a Pub, Grocery Stores, a Liquor Store, and Essential Services Like a Bank and Dry Cleaner. Families Will Appreciate the Close Proximity to Top-Rated Schools, and Active Lifestyles Will Thrive with Access to Century Hall—Offering a Gym, Skating Rink, Splash Park, Tennis Courts, and a Multi-Sport Court. Need Healthcare Peace of Mind? The South Calgary Health Campus Is Just Minutes Away, as Are Major Roadways Like Deerfoot and Stoney Trail for Effortless Commuting. Whether You're a First-Time Buyer, Investor, or Looking to Downsize, This Pet-Friendly, Move-In-Ready Home Offers Unbeatable Value in One of Calgary's Most Sought-After Communities. Welcome to Cranston Living—Where Everything You Need Is Right at Your Doorstep.