

# \$349,000 - 306, 102 Cranberry Park Se, Calgary

MLS® #A2208734

**\$349,000**

2 Bedroom, 2.00 Bathroom, 846 sqft

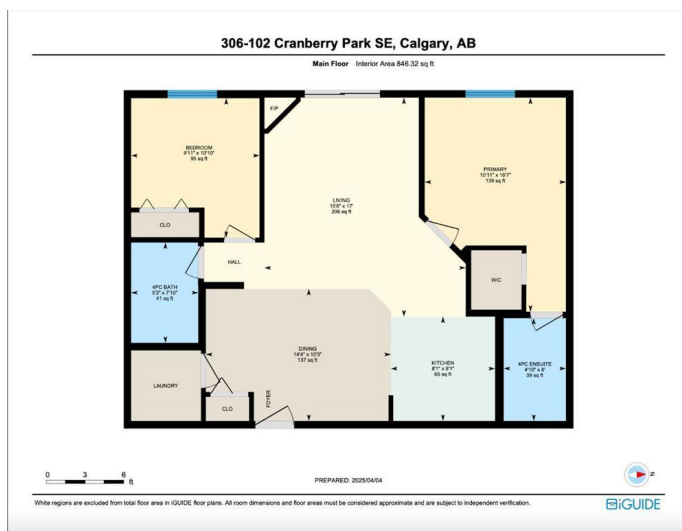
Residential on 0.00 Acres

Cranston, Calgary, Alberta

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 Livingâ€”Where Everything You Need Is Right at Your Doorstep.

Built in 2012

**Essential Information**

MLS® #	A2208734
Price	\$349,000
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, Trash, Visitor Parking, Storage
Parking Spaces	1
Parking	Titled, Underground, Parkade, Stall

**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	25
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.