

# \$325,000 - 408, 102 Cranberry Park Se, Calgary

MLS® #A2244996

**\$325,000**

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Awesome Top-Floor Center Unit – Great Location, Move-In Ready in Popular Cranston! Walking distance to schools, parks, grocery stores, restaurants, caf  s, pubs, and essential services such as banks, gas stations, dry cleaners, and public transportation. Welcome to this beautiful, bright, freshly painted, and spacious 2-bedroom, 2-bathroom + den top-floor unit in the heart of Cranston! Featuring 9-foot ceilings and an open-concept, functional layout, this home greets you with a large entryway leading into a spacious living area, perfectly designed with bedrooms on opposite sides for added privacy. Enjoy your private north-facing balcony – ideal for entertaining or relaxing in the evenings. The kitchen is generously sized with a dedicated dining area, a large island/breakfast bar, ample cabinetry, and plenty of storage. The primary bedroom includes a walk-in closet and a 4-piece ensuite with a stand-up shower. A second 4-piece bathroom is conveniently located near the secondary bedroom, adjacent to the main living space. You  ll also appreciate the in-suite laundry room. This unit comes with 1 titled underground parking stall and an assigned storage locker. The community center offers a splash park, playground, tennis courts, and more. You  re also close to the South Health Campus, Seton Shopping District, and have quick access to both Deerfoot Trail and Stoney Trail. Perfect for professionals, couples, young families, or roommates seeking privacy



and convenience. Don't miss your opportunity to own this fantastic top-floor unit in a prime location. Call your favorite realtor to view today!

Built in 2012

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244996          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 849               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 408, 102 Cranberry Park Se |
| Subdivision | Cranston                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1R2                    |

**Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                    |
| Parking        | Titled, Underground                                                                  |

**Interior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,                    |

|              |                            |
|--------------|----------------------------|
|              | Washer/Dryer Stacked, Wind |
| Heating      | Baseboard                  |
| Cooling      | None                       |
| # of Stories | 4                          |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Storage             |
| Construction      | Stone, Vinyl Siding, Wood Fr |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 59               |
| Zoning         | M-2              |
| HOA Fees       | 162              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|



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