

203, 102 Cranberry Park SE  
Calgary, Alberta

MLS # A2291642



**\$319,800**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 543
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Beautiful and well-maintained 2-bedroom, 2-bathroom condo located in the desirable community of Cranston. This bright and functional unit offers an open-concept layout combining the kitchen, dining, and living areas, creating a comfortable space for both everyday living and entertaining. The kitchen features rich maple cabinetry, stainless steel appliances, modern tile backsplash, and a convenient peninsula with additional seating. The spacious living room is filled with natural light and offers a cozy corner gas fireplace with direct access to the private balcony &mdash; perfect for relaxing or enjoying your morning coffee. The primary bedroom includes a walk-through closet and a private 3-piece ensuite bathroom. The second bedroom is well-sized and located near the main 4-piece bathroom, making it ideal for guests, family members, or a home office. Additional highlights include in-suite laundry with extra storage space, durable flooring throughout the main living areas, and a well-designed layout that maximizes functionality. This unit also comes with a titled underground parking stall and private locker providing convenience and protection during the winter months. The building is well managed and offers secure entry and a welcoming lobby area. Located close to parks, schools, shopping, restaurants, and major roadways, this home provides easy access to everything the vibrant community of Cranston has to offer. A fantastic opportunity for first-time buyers, downsizers, or investors.