



THE
A-TEAM

**RE/MAX
FIRST**

304 CRANBERRY Park #306, Calgary T3M 0S2

MLS® #: **A2121009**

Area: **Cranston**

Listing Date: **04/08/24**

List Price: **\$344,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

DOM

41
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage, Parkade, Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction:
Stone, Vinyl Siding, Wood Frame
Flooring:
Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Granite Counters, Open Floorplan, Soaking Tub, Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 9`4"
Living Room	Main	14`6" x 12`0"
Laundry	Main	5`6" x 5`6"
Bedroom - Primary	Main	11`4" x 11`0"
4pc Ensuite bath	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	9`4" x 8`0"
Foyer	Main	6`0" x 3`0"
Balcony	Main	12`2" x 6`0"
Bedroom	Main	10`0" x 8`6"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$517

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1312291**

Remarks

Pub Rmks:

Beautiful 2 bedroom, 2 bathroom condo! Over \$25,000 in builder upgrades including air conditioning, hardwood floors and granite countertops. Incredibly located within walking distance to schools, numerous shops, great restaurants and the extensive pathway that winds its way around this community and along the river. A quick 5 minute drive or 10 minute bike ride takes you to the South Campus Hospital, the world's largest YMCA and many more exceptional amenities in neighbouring Seton. Then come home to a quiet, well run complex. The open concept floor plan is bathed in natural light illuminating the gleaming hardwood floors. Inspiring culinary creativity is the gorgeous kitchen with stainless steel appliances, granite countertops, a plethora of rich cabinetry and a breakfast bar on the peninsula island. Clear sightlines into both the dining room and relaxing living room encourage seamless interactions and wonderful connectivity. The expansive covered balcony allows for a seamless indoor/outdoor lifestyle with casual barbeques, peaceful morning coffees and time spent unwinding in your own private outdoor space. This ideal floor plan has the main living space separating the bedrooms for ultimate privacy! The primary bedroom is a true owner's sanctuary thanks to the private 4-piece ensuite, while the second bedroom on the other side of the unit is conveniently located near the second full bathroom. In-suite laundry and titled underground parking add to your comfort and convenience. Outdoor enthusiasts will love the close proximity to Fish Creek Park and that this very active community boasts a private clubhouse with sports courts, spray park, skating rink and more. When you do have to leave the community, Stoney and Deerfoot Trails provide easy access. Simply an unsurpassable location for this beautiful, move-in ready home!

Inclusions:
Property Listed By:

N/A
Charles

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







