

109, 304 Cranberry Park SE  
Calgary, Alberta

MLS # A2186200



**\$265,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 360
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Fireplace, Mirrors on wall, Desk in den can stay or go (negotiable)

Welcome to this beautifully updated ground-floor condo in a PET FRIENDLY building offering convenience, comfort, and a private outdoor retreat. This 1-bedroom plus den unit features stylish LAMINATE flooring throughout and has been freshly painted in modern, neutral tones. The spacious layout includes updated lighting, curtains, and chic feature walls that add character and charm. Stay cool in the summer with the included air conditioning unit and warm in the winter with the included electric fireplace! Enjoy the extended living space provided by a large private patio—perfect for relaxing or entertaining. The functional den is ideal for a home office, breakfast nook or additional storage. This pet-friendly building allows up to TWO PETS (cats or dogs) with NO SIZE restrictions, making it perfect for animal lovers. Located within walking distance to grocery stores, banks, restaurants, and more, this home offers exceptional convenience for everyday living. Don't miss this move-in-ready condo in a fantastic location!