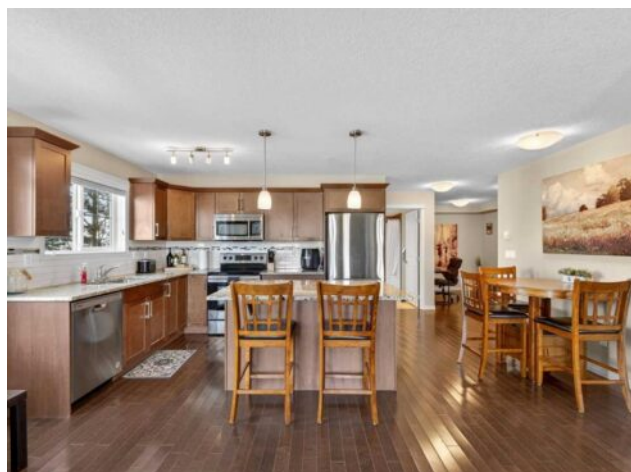


312, 304 Cranberry Park SE  
Calgary, Alberta

MLS # A2282357



## \$399,900

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	0.61 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 609
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Microwave Hood Fan

Perfect opportunity for landlords or investors looking to expand their portfolio. This bright end-unit corner condo offers a well-designed layout with extra windows and abundant natural light. Thoughtful upgrades include hardwood flooring, granite countertops, ceilings, and more. The popular floor plan features two bedrooms, a spacious den ideal for a dining area or home office, two full bathrooms including an ensuite, and convenient in-suite laundry. Titled underground parking is included, complete with a separate storage unit attached to the stall. A must-see property with strong rental appeal.