

# \$460,000 - 405 Cranberry Park Se, Calgary

MLS® #A2209898

**\$460,000**

3 Bedroom, 4.00 Bathroom, 1,283 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to 405 Cranberry Park SE-a beautifully well-maintained townhouse in the vibrant, family-friendly community of Cranston. This home combines style, space, and convenience, with LOW CONDO FEES and a smart OPEN-CONCEPT LAYOUT perfect for modern living and 2 dedicated parking stalls right in front of the home for ultimate convenience. Step inside to find gleaming Engineered hardwood flooring throughout the main level and a BRIGHT, SPACIOUS LIVING AND DINING AREA that flows into a functional kitchen ideal for entertaining or cozy nights in. The FULLY FINISHED BASEMENT offers a large family room and a versatile den, perfect for a home office, gym, or guest space. Outside, enjoy your nicely landscaped backyard, perfect for relaxing, gardening, or summer BBQs. Located in one of Calgary's most desirable communities, Cranston offers incredible amenities including a residents-only clubhouse, tennis courts, and quick access to Fish Creek Park - perfect for family bike rides along the Bow River. Commuting is a breeze with easy access to both Stoney Trail and Deerfoot Trail, and you're just minutes from South Health Campus, Seton YMCA, Gateway Retail District, and Cineplex for those fun movie nights. Call your favourite Realtor today!

Built in 2012

## Essential Information



MLS® #	A2209898
Price	\$460,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,283
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	405 Cranberry Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R4

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Asphalt, Stall, Titled, Plug-In

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	18
Zoning	M-2
HOA Fees	181
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.