

# \$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 | 26              |
| Zoning         | M-2             |
| HOA Fees       | 181             |
| HOA Fees Freq. | ANN             |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.