



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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 ASSOCIATE

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411 Cranberry Park SE
Calgary, Alberta

MLS # A2225569

\$413,000



| | | | |
|------------------|-------------------|---------------|-------------------|
| Division: | Cranston | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,240 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 380 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Stucco, Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: n/a

Judicial Listing for a townhouse in the family-friendly Cranston community. The home features a blend of ceramic tile, hardwood, and carpet flooring. It has painted walls, textured ceilings, wooden kitchen cabinets with a central island, and laminate countertops. Standard-quality bathroom fixtures include a tub/shower enclosure in the main bathroom and a shower stall in the en-suite. The central staircase has capped stub walls. The unit is considered to be in average condition for its age. The full-height basement remains undeveloped except for insulated perimeter walls and roughed-in bathroom plumbing. The property includes two dedicated parking stalls. Located in one of Calgary's sought-after communities, Cranston offers fantastic amenities like a residents-only clubhouse, tennis courts, and quick access to Fish Creek Park—ideal for family bike rides along the Bow River. Commuting is convenient with easy access to both Stoney Trail and Deerfoot Trail. You're just minutes away from South Health Campus, Seton YMCA, Gateway Retail District, and Cineplex for enjoyable movie nights.