

# \$413,000 - 411 Cranberry Park Se, Calgary

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MLS® #A2225569

**\$413,000**

3 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

\*\*\*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.

Built in 2012

## Essential Information

MLS® #

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|                |               |
|----------------|---------------|
| Price          | \$413,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,240         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 411 Cranberry Park Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1R4               |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 2     |
| Parking        | Stall |

### Interior

|                   |                  |
|-------------------|------------------|
| Interior Features | See Remarks      |
| Appliances        | None             |
| Heating           | Forced Air       |
| Cooling           | None             |
| Has Basement      | Yes              |
| Basement          | Full, Unfinished |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Landscaped                              |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 2nd, 2025  
Days on Market                34  
Zoning                              M-2  
HOA Fees                         181  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Real Estate Professionals Inc.

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