

# \$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® #

A2225569



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        84  
Zoning                    M-2  
HOA Fees                181  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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