

**1112, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2233869**



## \$364,900

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	944 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 533
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

\*\*\* OPEN HOUSE SUNDAY JULY 6TH FROM 12 - 2 PM \*\*\* Welcome to this rare and beautifully upgraded 2-bedroom, 2-bathroom plus den ground-floor unit located in a peaceful complex just steps from Fish Creek Park and the river valley pathways. This exceptionally well kept home offers a quiet retreat with the convenience of two parking stalls&mdash;one titled underground and one surface stall just outside your private front entrance. Inside, the bright and open floor plan features luxury vinyl plank flooring throughout, 9-foot ceilings, upgraded lighting and ceiling fans, custom window coverings, and extra windows that flood the space with natural light. The modern kitchen is outfitted with extended-height cabinetry, quartz countertops, a deep upgraded sink & faucet, sleek SS appliance package, a large central island with bar seating, and functional pot drawers for added storage. The spacious living and dining area leads to a private patio with a BBQ gas hookup and gate access to visitor parking&mdash;perfect for entertaining or quick outings. The primary bedroom offers a walk-through closet and a private 4-piece ensuite, while the second bedroom and additional full bathroom provide ideal space for guests or family. A separate den makes an excellent home office or flex space, and the unit also includes in-suite laundry, air conditioning rough-in, and a secure storage locker underground. Enjoy a low-maintenance lifestyle in a well-managed complex close to schools, public transit, shopping, restaurants, South Health Campus, Seton YMCA, and with quick access to Deerfoot and Stoney Trail. This move-in-ready home combines comfort, convenience, and exceptional value in a truly unbeatable location.