

**4412, 522 Cranford Drive SE**  
**Calgary, Alberta**

**MLS # A2247420**



**\$374,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Cranston                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                  |
| <b>Size:</b>     | 837 sq.ft.                         | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                              |                   |             |
|--------------------|--------------------------------------------------------------------------------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Central, Hot Water, Natural Gas                                                                              | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                            | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle                                                                                              | <b>Condo Fee:</b> | \$ 507      |
| <b>Basement:</b>   | -                                                                                                            | <b>LLD:</b>       | 16-22-29-W4 |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                              | <b>Zoning:</b>    | M-2         |
| <b>Foundation:</b> | Poured Concrete                                                                                              | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters |                   |             |

**Inclusions:** N/A

Welcome to your 2 Bed/2 Bath condo in the highly sought-after community of Cranston! This bright and spacious unit offers 9-ft ceilings, quartz countertops throughout, built-in stainless steel appliances with an electric cooktop, a pantry, and a dining area perfect for gatherings. The kitchen provides plenty of counter space and storage, while upgraded tile flooring enhances all wet areas. Additional features include front-load washer/dryer, air conditioning for those warm summer days, and so much more! The primary suite is complete with a 4-piece ensuite and a large walk-in closet with built-ins. Both bedrooms feature oversized windows with coverings for natural light and privacy. This unit also comes with two parking spots—one underground and one outdoor stall. Enjoy immediate possession and the unbeatable location—just steps from the Bow River and Fish Creek Park for evening strolls or morning runs. Cranston is Calgary’s hidden gem, offering the perfect balance of nature and urban living. Within 10 minutes, you’ll find the South Health Campus, the largest YMCA in Canada, schools, shopping, restaurants, coffee shops, and more. Quick access to Deerfoot Trail and Stoney Trail ensures an easy commute anywhere in the city. Don’t miss the chance to call this beautiful condo in Cranston your new home!