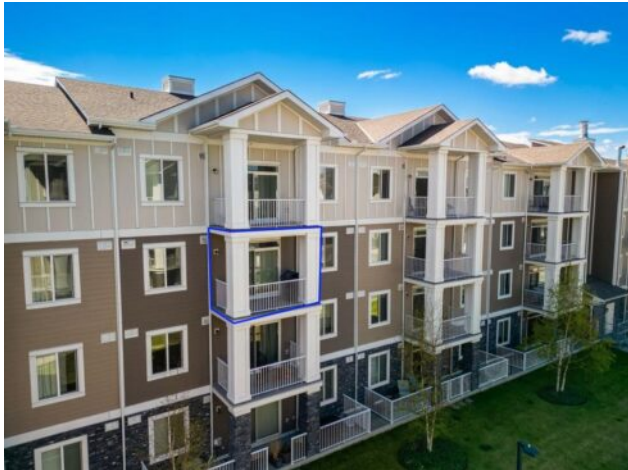


5308, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2310378



\$314,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: Gas BBQ, Portable AC unit

Welcome to this tastefully updated third-floor 2 bedroom, 2 bath condo in the community of Cranston. As you enter the foyer, you will notice the open concept kitchen which offers granite countertops, a large pantry, breakfast bar, microwave hood fan, dishwasher, and both the refrigerator and electric stove which are brand new! The living and dining area is bright and inviting with oversized patio doors and a transom window that brings in additional natural light, along with vinyl plank flooring. The quiet balcony, which includes the gas BBQ, overlooks the communal courtyard. Just off the living space is the main 4-piece bathroom, easily accessible for guests and the second bedroom. To the other side of the living space, you will find the primary suite which includes a walk-through closet and an ensuite with double vanity, walk-in shower, and ample cabinetry for storage. Both bedrooms are equipped with ceiling fans for added comfort. The convenient laundry/storage room is off of the foyer. Additional features include a portable AC unit, titled underground parking stall, and a separate storage locker in the parking stall. Pets are allowed with board approval. With quick access to Deerfoot Trail and Stoney Trail, getting around the city is a breeze. There are excellent schools within walking distance, as well as Fish Creek Park, Sikome Lake, and several walking and biking trails. Quick possession available. Professionally cleaned. Be sure to check out the virtual tour to fully appreciate this stunning condo!