

1201, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2322336



\$324,649

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	898 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, No Back Lan		

Heating:	Boiler, Central, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Vinyl Windows		
Inclusions:	N/A		

WOW, RARE BRIGHT CORNER UNIT with lots of WINDOWS to BRIGHTEN your day. Come see this 2 bedroom and 2 bath condo with almost 900ft² Spacious living, It's clean, updated, and ready for immediate possession. Key features....AIR CONDITIONING, FRESH PAINT and NEW CARPETING, LUXURY VINYL PLANK FLOORING, and an OPEN CONCEPT LAYOUT that makes the space feel bright and practical. The GRANITE ISLAND KITCHEN with lots of counter space and storage. The primary bedroom includes a walk-in closet and a 4-piece ensuite bathroom with a dual vanity. There is a second bedroom, a second full 4-piece bathroom, and good natural light throughout the unit. in-suite laundry Condo fees of \$562.90/month cover gas, heat, water, sewer, insurance, and reserve fund contributions. The \$189.53/year Cranston HOA fee provides access to Century Hall, tennis and pickleball courts, an outdoor skating rink, and year-round community programming. Located close to the South Health Campus, YMCA, Fish Creek Park, and Bow River pathways, with easy access to amenities and major routes.