

**3203, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2346653



\$287,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Cranston Ridge, this bright east facing 2 bedroom, 2 bathroom condo is located on the second floor and looks out onto green space. With 9' ceilings, large windows, and an open layout, the unit feels spacious and gets plenty of natural light throughout the day. The kitchen features white cabinets, granite countertops, stainless steel appliances, a pantry, and a large eating bar with plenty of counter space. The kitchen opens up to the dining and living area, making it a great space for everyday living or having friends and family over. Just off the living room is a large east-facing balcony with a gas hookup for your BBQ. The primary bedroom has a walk-through closet leading into the 5-piece ensuite with dual sinks, a separate shower, and bathtub. The second bedroom is also a good size and works well as a guest room, office, or extra bedroom, with a second 3-piece bathroom. The unit also includes in-suite laundry, a separate storage locker, and ONE titled parking stall. Cranston is a great location with easy access to the South Health Campus, Deerfoot Trail, Stoney Trail, Fish Creek Park, the Bow River, and plenty of walking and biking paths. Schools, restaurants, caf  s, shopping, medical clinics, transit, and other everyday amenities are all just minutes away.