

**4113, 522 Cranford Drive SE
 Calgary, Alberta**

MLS # A2351805

\$339,786

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

2015 Built Corner ground-floor apartment- a real gem in Cranston SE. Bright corner unit with 9' ceilings, LVP flooring, quartz countertops, stainless steel appliances, and a large island. Offering 2 bedrooms, 2 bathrooms, a primary ensuite with walk-through closet, plus direct patio access, titled underground parking, assigned storage, and plenty of street parking right outside. Facing a park with another park behind, this home is just 2 minutes to bus stops, 5 minutes to public & Catholic schools, 1 minute to Deerfoot, with easy access to Stoney Trail. Enjoy nearby markets, 7-Eleven, a gas station, a preschool, a dental clinic, pizza places, and Cranston's community centre with tennis, hockey, and water park amenities. Call your realtor for a showing before it's too late.