

**1112, 522 Cranford Drive SE**  
**Calgary, Alberta**

**MLS # A2198277**



**\$384,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Baseboard, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** High Ceilings, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 533

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** N/A

**\*\*OPEN HOUSE\*\* Saturday March 15th from 1PM-3PM\*\* Cranston Ridge! Gorgeous main floor corner unit with an assigned parking spot right outside your patio door, along with one underground parking stall and separate storage unit! This large 2 bed + 2 bath + den has it ALL! Beautiful open concept showcasing the luxury vinyl plank flooring, 9' ceilings, custom blinds, including upgraded lighting + ceiling fans, quartz countertops in the kitchen and bathroom and silgranite kitchen sink + tap. The bright and spacious living room and kitchen features upgraded cabinet height, SS appliance package, large island with extra seating, pot drawers and plenty of extra windows to bring in that natural light. Large primary has walk-through closet to 4pc ensuite, ample 2nd bedroom with 4 pc bath, den and in-suite laundry complete the floor plan. The balcony offers a gas line for your BBQ hookup and private gate for easy access to visitor parking. A/C is roughed in. Ready for you to move in and enjoy! Steps to walking and biking trails. Close to schools, public transit, and just minutes to the South Health Campus, Seton YMCA, shopping, theatre, restaurants and easy access to Deerfoot and Stoney trail.**