

2206, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2173143



\$349,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	832 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this modern, former show home unit – a stunning 2-bedroom, 2-bathroom condo offering a maintenance-free lifestyle in the heart of Cranston. Located in a quiet and well-maintained complex, this like-new unit provides an exceptional opportunity to enjoy the vibrant community. Schools, shops, and Cranston's extensive pathway system are all within walking distance, and it's just a short drive or bike ride to South Health Campus, the world-class YMCA, and the many amenities in nearby Seton. This beautifully designed home balances style and functionality, featuring wide plank vinyl flooring, a neutral colour palette, air conditioning, and abundant natural light throughout. The gourmet kitchen is equipped with stainless steel appliances, quartz countertops, sleek white cabinetry, and a breakfast bar. The adjoining dining area offers ample space for entertaining, while the bright and airy living room provides separation between the bedrooms, ensuring privacy. Step out to the expansive covered balcony, perfect for summer barbecues or relaxing. The primary suite is a true retreat, complete with dual walk-through closets and a luxurious ensuite with dual sinks and an oversized shower. The second bedroom, second full bathroom, and convenient in-suite laundry complete the thoughtful layout. Additional highlights include a heated underground parking stall and an assigned storage locker. For outdoor enthusiasts, the proximity to Fish Creek Park is unbeatable, and Cranston's private community clubhouse offers sports courts, a spray park, and a skating rink. With easy access to Stoney and Deerfoot Trails, this move-in ready home offers an exceptional lifestyle in an ideal location