

3303, 522 Cranford Drive SE  
Calgary, Alberta

MLS # A2185247



**\$370,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Garage Door Opener, Guest, Heated Garage, Owned, Paid		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Granite Counters, Open Floorplan		

**Inclusions:** Curtains

Welcome to your dream retreat in prestigious Cranston Ridge, Calgary! This charming two-bedroom condominium is more than just a home; it's a lifestyle choice. Spanning 844 square feet, this cozy haven features an open and functional layout that invites relaxation. As you step inside, you'll be captivated by the bright, airy living room overlooking beautifully maintained grounds, creating a serene atmosphere. The delightful kitchen is a chef's paradise, boasting granite countertops, stainless steel appliances, and ample cabinetry, seamlessly flowing into the living space for effortless entertaining. The primary bedroom accommodates a king-sized bed and includes a walk-through closet leading to a luxurious ensuite with double vanity and a large glass shower. A second bedroom, conveniently located across from the living room, offers serene views and privacy with an additional bathroom nearby. Step outside onto your private covered balcony, ideal for unwinding with a BBQ hookup while soaking in the picturesque surroundings. Enjoy the convenience of in-unit laundry, dedicated storage, and your own underground titled parking. With quick access to Deerfoot and Stoney Trail, you're just moments from Seton's exceptional amenities, including the YMCA, hospital, shops, and scenic walking trails. Don't miss this opportunity to make this beautifully finished condo yours—call for your private viewing today! Quick possession is possible!