



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3202, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2216888**



**\$389,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 606
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Enjoy the summer in this beautiful air conditioned 2 bedroom plus den west facing corner unit with loads of light and great vistas ! This unit has vinyl plank flooring throughout , granite countertops and a stainless steel appliance package. The living room flows from the kitchen with island with ample space for a dining table . The living room opens onto a good sized balcony with gas line for a bbq. The primary bedroom is spacious with a walk-through closet to a 3 piece ensuite with privacy door. The second bedroom is ample size for a double bed and has a large closet. What sets this unit apart from others is the the den which features with French doors for privacy but still allowing for natural light . With loads of windows flooding the home with natural light, this air conditioned unit is not to be missed ! This unit comes with one titled parking stall with storage unit right across from the elevator and plenty of guest parking available. This complex boasts excellent access to the South Health Campus, Stoney Trail, Deerfoot Trail and loads of nearby shops, restaurants and schools. Up to two pets are allowed with board approval.