



GRASSROOTS
REALTY GROUP

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**2407, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2231404



\$354,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Vinyl Windows		

Inclusions:	N/A
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Welcome to this beautiful top-floor apartment located in the desirable, family-friendly community of Cranston in South Calgary! This well-maintained unit features 2 spacious bedrooms, 2 full bathrooms, a private balcony, and a titled underground parking stall. Enjoy peace and privacy with no neighbors above, along with access to scenic walking paths, parks, and amenities that make Cranston a perfect place to call home. Ideal for first-time buyers, investors, or anyone looking to enjoy a vibrant and welcoming neighborhood!