



GRASSROOTS
REALTY GROUP

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**2307, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2232511



\$349,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

**** Please click on "Videos" for 3D tour **** Welcome to a very well kept, upgraded, 2 bedroom/2 bathroom 3rd floor condo in very desirable Cranston! Amazing features include: 9 foot ceilings, large balcony with oversized sliding door & BBQ gas line, high-end SS appliances, good sized laundry room with washer/dryer included, ice cold air conditioning, kitchen under-mount lighting, luxurious 4-piece primary en suite bathroom with double sinks, luxury vinyl plank flooring, 1 TITLED parking space & 1 assigned storage locker, 843 square feet, bedrooms on opposite sides of the unit and much more! Location is outstanding - close to all schools and amenities, steps from Fish Creek Par/Bow River/Calgary Pathway System and very easy access to all major routes - Deerfoot/Stoney Trail/Highway 2! Total pride in ownership and move in ready! Dare to compare - lower condo fee includes all utilities except electricity!