



**GRASSROOTS**  
REALTY GROUP

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**1408, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2237961**



**\$360,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

Discover sophisticated living in this top-floor, 2-bedroom, 2-bathroom condo located at 1408, 522 Cranford Drive SE. Recently refreshed with new paint and plush carpet, this bright and airy unit boasts elegant luxury vinyl plank flooring and soaring 9-foot ceilings, creating a spacious and inviting atmosphere. Enjoy incredible south-facing windows that capture mountain views overlooking the courtyard that provide a serene backdrop to your daily life. The thoughtful layout includes in-suite laundry for ultimate convenience. This unit comes complete with a titled underground parking stall and an assigned storage locker conveniently located right by your parking, making organization a breeze. Enjoy being nestled between two parks and a short stroll to the Cranston Ridge pathways, connecting you to miles of walking trails. With quick and easy access to Deerfoot Trail, Stoney Trail, shopping, schools, and the South Campus Hospital, this prime location offers unparalleled accessibility to everything you need.