



GRASSROOTS
REALTY GROUP

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**2306, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2238807



\$349,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Bright & spacious 2 bedroom, 2 full bath west facing condo in Cranston Ridge! The open plan presents vinyl plank flooring & high ceilings, showcasing a spacious living/dining area & kitchen that's tastefully finished with quartz counter tops, crisp white cabinetry & stainless steel appliances, including a new rangehood & microwave. The spacious primary bedroom boasts a walk-through closet to a private 4 piece ensuite with dual sinks & oversized shower. The second bedroom & 4 piece bath are perfect for guests. Other notable features include air conditioning, in-suite laundry/storage room, a sunny west facing balcony with gas BBQ outlet, one titled underground parking stall & one assigned storage locker. The location is incredibly convenient, close to Bow River pathway system, Brookfield Residential YMCA, schools, shopping, South Health Campus & easy access to Deerfoot Trail. Quick possession is available!