



GRASSROOTS
REALTY GROUP

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**3107, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2249002



\$285,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully upgraded ground-floor unit in the desirable community of Cranston Ridge. This 2-bedroom, 2-bathroom home showcases modern finishes, including granite countertops, an extended pantry, a convenient breakfast bar, and an open-concept layout filled with natural light. The spacious primary suite features a walk-in closet and a private ensuite with dual vanities. The second bedroom and a full 4-piece bathroom are thoughtfully positioned on the opposite side for added privacy. Enjoy outdoor living on your covered patio with a gas line hookup, plus the convenience of an underground storage locker. Surrounded by scenic pathways, parks, and nearby shopping, this location also offers quick access to the South Health Campus and major amenities. Don't miss the opportunity to own this exceptional home in the vibrant community of Cranston!