



GRASSROOTS
REALTY GROUP

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**3413, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2253101



\$350,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	890 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this bright and spacious 2 bedroom, 2 bathroom top floor corner unit in Cranston offering mountain views, an abundance of natural light and freshly painted. Located in a well maintained building, this home combines comfort, style, and convenience. The modern kitchen features stainless steel appliances, ample cabinet space, and a functional layout perfect for cooking and entertaining. The open concept living room is filled with natural light from large windows and offers the perfect spot to relax and take in the scenic surroundings. The primary bedroom includes a private ensuite with both a soaking tub and separate shower. The second bedroom is generously sized ideal for guests, a home office, or additional family members. Enjoy the convenience of in suite laundry, ample storage, and the privacy of a top-floor corner location. Bonus features include titled underground parking and a dedicated storage unit, offering secure and convenient options for your vehicle and extra belongings. Don't miss your chance to own this exceptional condo schedule your private showing today!