



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4209, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2256815



\$342,900

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:	Underground		
Lot Size:	0.66 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: None

Amazing **STYLISH** 2bed/2bath with tons of **UPGRADES** with **EXCLUSIVE ACCESS** to Cranston Century Hall! --- Welcome to Unit 4209 at Cranston Ridge — a perfect blend of style, space, and modern comfort in one of Calgary's most vibrant communities. This immaculate 2-bedroom, 2-bath condo offers an open-concept design that effortlessly combines functionality with aesthetic appeal. The gourmet kitchen features sleek cabinetry, stainless steel appliances, and a large island ideal for casual meals or entertaining guests. The spacious living area opens onto a private balcony — the perfect spot to unwind with a morning coffee or evening wine. The generously sized primary suite includes a walk-through closet and a private ensuite, while the second bedroom, tucked away on the opposite end, offers flexibility for a child's room, home office, or guest space. Exclusive access to Century Hall, a 22,000 sq ft facility operated by the Cranston Residents Association. This vibrant hub features a full-sized gymnasium, splash park, tennis and basketball courts, a hockey rink, playgrounds, and year-round community programming for all ages. With in-suite laundry, underground titled parking, and secure storage, this unit meets all the essentials. Whether you're a young family looking for a smart start, a couple settling into your next chapter, an ambitious single seeking stylish surroundings, or an investor eyeing long-term value, this condo checks every box. Located steps from parks, schools, shops, and transit — with quick access to Deerfoot, Stoney Trail, and the South Health Campus — it's a lifestyle investment you won't want to miss.