



GRASSROOTS
REALTY GROUP

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**2205, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2259588



\$349,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	None	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 507
Basement:	-	LLD:	-
Exterior:	Metal Frame, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this bright and stylish 2 bedroom 2 bathroom condo that blends comfort convenience and modern finishes. This home includes TWO titled parking stalls with one heated underground and one surface stall just steps from the building entrance. A separate storage locker for extra space for your belongings. Inside you will find an open concept layout with durable vinyl plank flooring, quartz countertops, stainless steel appliances and upgraded ceiling height cabinetry. The spacious kitchen and dining area flow into a bright living room that opens onto a large west facing balcony perfect for enjoying afternoon sun and evening relaxation. The primary bedroom features a generous layout with a walk through closet leading to a private 4 piece ensuite. The second bedroom is ideal for guests, a roommate or a home office with another full 4 piece bathroom nearby. A dedicated laundry room with extra storage makes daily living easy and organized. Located in a vibrant and connected community you are just minutes from parks walking paths schools and transit with quick access to Deerfoot Trail Stoney Trail and the South Health Campus. The nearby Seton Urban District offers shopping dining and essential services all close by. Whether you are a first time buyer, an investor or looking to downsize this home offers a low maintenance lifestyle in an unbeatable location.