



GRASSROOTS
REALTY GROUP

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**1302, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2263487



\$349,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	982 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 592
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	Upper shelving in den		

Welcome to this beautifully appointed South facing corner condo in the heart of Cranston! This 2 bedroom, 2 bathroom + den home offers nearly 1000 sq ft of thoughtfully designed living space, perfect for professionals, downsizers, or investors. The modern kitchen is truly the heart of the home. Featuring new stainless steel appliances, stone countertops, and a generous island ideal for entertaining or casual dining. The open concept layout flows effortlessly into the dining area and bright living room, where sliding doors lead to a large, covered patio overlooking the quiet courtyard making it the perfect space for your morning coffee. The patio is complete with a BBQ gas line making it perfect for summer evenings. The primary suite boasts a spacious walk through closet with custom built in shelving, leading into a well appointed ensuite bathroom. The second bedroom and main bath are on the opposite side of the condo making it ideal for guests or roommates. The den offers the perfect work from home setup, creative space, or extra storage. Enjoy secure, heated underground parking and an assigned storage unit directly in front of your parking space. Located close to shopping centres, the South Health Campus, Seton YMCA, and an abundance of walking and biking trails with stunning natural views, this home offers the perfect balance of comfort, convenience, and lifestyle. Don't miss your chance to own in one of Calgary's most desirable communities!