



GRASSROOTS
REALTY GROUP

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**1309, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2264305



\$299,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 507
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

Welcome to UNIT 1309, an immaculate 2-BEDROOM, 2-BATHROOM condo offering a serene lifestyle in one of SE Calgary's most desirable communities, Cranston. Perched on the THIRD FLOOR WITH COOL NORTH EXPOSURE, this beautiful home is filled with natural light and thoughtful design. Enjoy TWO PARKING STALLS — one titled HEATED UNDERGROUND with a STORAGE LOCKER CONVENIENTLY LOCATED IN FRONT, and one ASSIGNED OUTDOOR STALL. Step inside to find 9-FOOT CEILINGS, LAMINATE FLOORING, and a SMART OPEN-CONCEPT LAYOUT that maximizes space and flow. The kitchen features WHITE CABINETRY, WHITE APPLIANCES, ample counter space, and a PENINSULA WITH SEATING — perfect for casual dining or entertaining. The bright living and dining areas open to your PRIVATE NORTH-FACING BALCONY, an ideal spot to unwind and enjoy peaceful evenings. The PRIMARY BEDROOM includes a WALK-THROUGH CLOSET AND 4-PIECE ENSUITE, while the SECOND BEDROOM—separated for privacy—sits adjacent to ANOTHER FULL BATHROOM. Added conveniences include IN-SUITE LAUNDRY with extra storage. This WELL-MANAGED, PET-FRIENDLY COMPLEX is surrounded by parks and green space, with easy access to CRANSTON RAVINE, SCHOOLS, SHOPPING, THE SETON URBAN DISTRICT, SOUTH HEALTH CAMPUS, FISH CREEK PARK, and major routes like STONEY AND DEERFOOT TRAILS. As a resident, you'll also enjoy EXCLUSIVE ACCESS TO CENTURY HALL, featuring a gymnasium, splash park, outdoor rink, and more. Whether you're a FIRST-TIME BUYER, INVESTOR, OR DOWNSIZER, this home offers LOW-MAINTENANCE LIVING, MODERN COMFORT, AND UNBEATABLE LOCATION

— the perfect balance of calm and connection.