



GRASSROOTS
REALTY GROUP

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**2411, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2269298



\$349,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

WELCOME TO THIS BRIGHT, BEAUTIFUL, TOP-FLOOR, CORNER 2-bedroom, 2-bathroom condo unit in Cranston offering an OPEN-CONCEPT DESIGN with LARGE WINDOWS that flood the space with NATURAL LIGHT. The kitchen is a chef's delight with STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, modern WHITE SOFT-CLOSE CABINETS. This unit features AIR CONDITIONING, DINING ROOM, and DURABLE LVP FLOORING throughout the living areas. The LARGE PRIMARY BEDROOM includes a WALK-THROUGH CLOSET and 5-PIECE ENSUITE complete with dual sinks, separate shower and bathtub, while a second bedroom and full 4 PIECE bathroom provide comfortable, flexible space for guests or family. Relax and enjoy the clear view from the top floor balcony. This unit also includes TWO TITLED PARKING STALLS —> ONE UNDERGROUND and ONE SURFACE plus an assigned STORAGE UNIT for added convenience. Cranston is a well-established, family-oriented community with shopping, schools, parks, playgrounds, and the Century Hall community centre, as well as walking and bike paths. Tucked at the top of the ridge, you'll enjoy a short distance to the river valley, easy access to Deerfoot Trail, close to South Health Campus, and all Seton amenities nearby. DON'T MISS THE OPPORTUNITY TO OWN THIS FANTASTIC CONDO OR MAKE IT YOUR NEXT INVESTMENT!