



**GRASSROOTS**  
REALTY GROUP

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**4203, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2270956**



**\$349,800**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Cranston                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 850 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall, Underground                 |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                         |                   |        |
|--------------------|---------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                       | <b>Condo Fee:</b> | \$ 507 |
| <b>Basement:</b>   | -                                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Walk-In Closet(s) |                   |        |

**Inclusions:** NA

A Home Filled With Light, Comfort, and Calm Step into a space that instantly feels uplifting. Perched on the top floor of 1408-522 Cranford Drive SE, this 2-bedroom, 2-bathroom condo features so much, including not 1, but parking for two!! It's more than a place to live—it's a place to breathe, relax, and reset. Warm luxury vinyl plank flooring sets the tone for a home that feels both refined and deeply comfortable. The moment you enter, sunlight pours in through the south-facing windows, filling the entire space with a gentle glow. From your living room, you'll catch peaceful views giving every day a sense of calm and connection to nature. The layout is designed for real life—quiet mornings with coffee, evenings unwinding, or hosting the people you love. With in-suite laundry, a titled underground parking stall, and a storage locker just steps from your vehicle, your daily rhythms become easier and more seamless. Outside your door, the community invites you to enjoy a lifestyle that balances convenience with the outdoors. You're nestled between two neighbourhood parks and only a short stroll to the Cranston Ridge pathways, where sunrise walks, scenic jogs, and peaceful sunset strolls become part of your routine. And when life calls, you're perfectly positioned: quick access to Deerfoot and Stoney Trail, nearby shopping, schools, and the South Health Campus—everything you need, effortlessly close. This isn't just a condo. It's a place where your days feel brighter, your routines feel smoother, and home feels exactly as it should—quiet, comforting, and beautifully connected to the world around you.