



GRASSROOTS
REALTY GROUP

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**3302, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2281510



\$349,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	979 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 606
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, See Remarks		

Inclusions: 2 x bar stools, Barbeque

The original owners have kept this bright unit in impeccable condition. As you enter thru the front door, note the vinyl plank flooring throughout and the air conditioning to keep the unit at a comfortable temperature. The coat closet is conveniently on your right. The next door is a laundry room, and it is deep enough for additional storage. The den/flex area is currently used as a dining room. Continuing, there is a 4-piece bathroom and a second bedroom, that is currently used as a TV room. The open kitchen has quartz counters with upgraded waterfall countertops on the island. The 4 stainless steel appliances and breakfast bar stools are all included! The living room, with an electric fireplace, leads to the west facing balcony, complete with a hooked-up gas barbeque. The primary bedroom is off to the side and has a walk thru closet leading to the 3-piece bathroom with a lovely walk in shower. You won't be disappointed in this lovely unit that has two titled parking stalls, one underground, in front of the storage unit and one outside.