



**GRASSROOTS**  
REALTY GROUP

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**3308, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2284020**



**\$319,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	839 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Marble, Vinyl Plank
<b>Roof:</b>	-
<b>Basement:</b>	None
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 493
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to effortless living in sought-after Cranston Ridge. This beautifully designed 2-bedroom, 2-bathroom condo offers a smart, open-concept layout ideal for both everyday comfort and entertaining. The well-appointed kitchen flows seamlessly into the living and dining areas, creating a bright and welcoming space to relax or host guests. The primary bedroom features a private ensuite and generous closet space, while the second bedroom and full bath provide flexibility for guests, a home office, or roommates. Enjoy the convenience of titled underground parking, keeping your vehicle secure and protected year-round. Located in a quiet, well-maintained complex with easy access to parks, pathways, shopping, schools, and major routes, this home offers the perfect balance of comfort and connectivity. Ideal for first-time buyers, downsizers, or investors—this is Cranston living at its best in one of Calgary's most desirable southeast communities.