



**3307, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2151095



\$369,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Cranston | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 836 sq.ft. | Age: | 2016 (8 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 455 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to your new home! This stunning condo, built by the renowned Cardel, is located in the highly sought-after community of Cranston. Step inside and be greeted by an inviting open floor plan, beautiful laminate floors, and an abundance of natural light that fills the space. The kitchen is a chef's dream, featuring granite countertops, centre island and upgraded stainless steel appliances and ample storage to keep your kitchen organized and clutter-free. The living and dining room is ideal for entertaining, offering direct access to your private balcony where you can unwind and enjoy the fresh air. Both bedrooms are a good size including the Primary retreat which features a walk-through closet leading to a spa-like ensuite bathroom. An additional 4 piece bathroom is convenient and stylish for everyday use. Finish off the unit with an insuite laundry and storage space. A TITLED parking spot is included with the unit so you can secure your vehicle with ease. All this plus the location is unbeatable offering easy access to shopping, restaurants, river pathways, theatres, south Calgary hospital plus has quick and easy access to all major roadways and is an easy commute to downtown Calgary. Don't miss out on this incredible opportunity to own a beautiful condo in one of Calgary's most desirable neighborhoods.