



**2305, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2157598**



**\$380,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 455
<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>	Breakfast Bar, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Hood Fan

Welcome to your new home in the highly coveted Cranston neighborhood! This meticulously crafted 2-bedroom, 2-bathroom condo is brimming with premium features. Enjoy a sleek, modern kitchen outfitted with quartz countertops, abundant storage space in the chic cabinetry, and a full suite of stainless steel appliances. The expansive island and open-concept layout make it perfect for hosting, from casual brunches to elegant dinner parties. The living area, bathed in natural light from the 9-foot ceilings, is spacious enough for large gatherings and opens out to a generous balcony, ideal for barbecues or quiet evenings under the stars. The primary suite is a true retreat, featuring a large walk-through closet and a luxurious ensuite with double sinks. The second bedroom, well-separated from the master for privacy, is adjacent to a full bathroom and perfect for family or guests. Practicality meets luxury with the inclusion of in-suite laundry, featuring a full-size front-loading washer and dryer and additional storage space. Parking is a breeze with two dedicated stalls: one in a heated, secure underground garage and another conveniently located outdoors. Don't miss your chance to own this exquisite apartment. Contact us today to arrange your private viewing and step into the lifestyle you deserve!