



GRASSROOTS
REALTY GROUP

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**5307, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2175239



\$370,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	845 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Laminate Counters, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: na

Discover your new oasis in the heart of Cranston! This beautifully maintained 2-bedroom, 2-bathroom home offers a perfect blend of comfort and style. Each spacious bedroom features its own private bathroom, providing convenience and privacy. The open-concept living area is bright and inviting, making it ideal for entertaining. The kitchen impresses with stunning quartz countertops and ample workspace, seamlessly connecting to a cozy dining area and the living room. There's also a dedicated nook for a desk, perfect for a home office. Enjoy your morning coffee on the private balcony, a perfect spot for relaxation. Located in a vibrant community with parks, shopping, and excellent schools just moments away, this home is a must-see! Don't miss the opportunity to make this lovely property yours. Schedule a viewing today!