



**3114, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2184748**



**\$397,600**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	942 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Off Street, Parkade, Parking Lot, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 522
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Elevator, Granite Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		
<b>Inclusions:</b>	Built in cabinets, desk in den, Murphy bed in spare room. Wooden map of world located on wall can also stay.		

Exceptional main floor unit in Cranston Ridge , located with easy access to the Deerfoot trail, close to Shopping, Hospital, recreation facilities and schools. this nicely appointed unit feature extensive upgrades including granite counter tops, , California closets cabinetry a built in murphy bed... and an abundance of natural light. a huge bonus is the feature of having direct access through patio door, and an assigned parking stall located with very close to unit... as well as title parking stall with storage locker in secure parkade. Yes... TWO PARKING STALLS. call your favorite Realtor today to see this great home that has never been smoked in.