



**5204, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2204709**



**\$274,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	609 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 394
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** None

\*includes 2 titled parking spots. This bright and spacious freshly painted 2-bedroom 1-bathroom home overlooks the greenspace and has in-suite laundry. Residents enjoy access to a private clubhouse featuring a splash park, sports court, and gathering spaces, perfect for year-round activities. Plus, you're just a 5-minute drive to the South Health Campus, the YMCA, and all essential amenities.