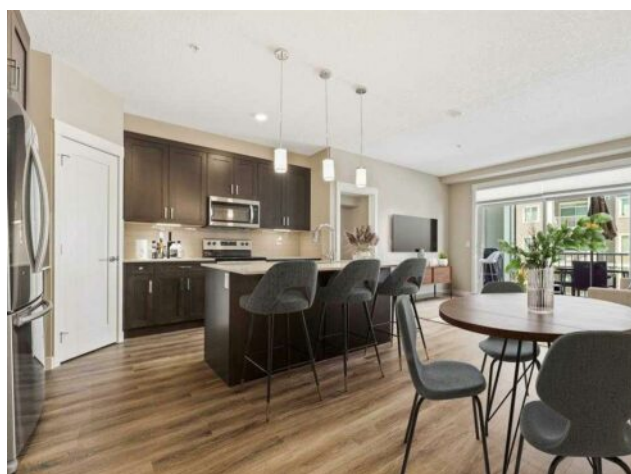


4209, 522 Cranford Drive SE  
Calgary, Alberta

MLS # A2226575



**\$359,900**

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		
<b>Inclusions:</b>	none		

Amazing **STYLISH** 2bed/2bath with tons of **UPGRADES** with **EXCLUSIVE ACCESS** to Cranston Century Hall! --- Welcome to Unit 4209 at Cranston Ridge – a perfect blend of style, space, and modern comfort in one of Calgary’s most vibrant communities. This immaculate 2-bedroom, 2-bath condo offers an open-concept design that effortlessly combines functionality with aesthetic appeal. The gourmet kitchen features sleek cabinetry, stainless steel appliances, and a large island ideal for casual meals or entertaining guests. The spacious living area opens onto a private balcony – the perfect spot to unwind with a morning coffee or evening wine. The generously sized primary suite includes a walk-through closet and a private ensuite, while the second bedroom, tucked away on the opposite end, offers flexibility for a child’s room, home office, or guest space. Exclusive access to Century Hall, a 22,000 sq ft facility operated by the Cranston Residents Association. This vibrant hub features a full-sized gymnasium, splash park, tennis and basketball courts, a hockey rink, playgrounds, and year-round community programming for all ages. With in-suite laundry, underground titled parking, and secure storage, this unit meets all the essentials. Whether you’re a young family looking for a smart start, a couple settling into your next chapter, an ambitious single seeking stylish surroundings, or an investor eyeing long-term value, this condo checks every box. Located steps from parks, schools, shops, and transit – with quick access to Deerfoot, Stoney Trail, and the South Health Campus – it’s a lifestyle investment you won’t want to miss.