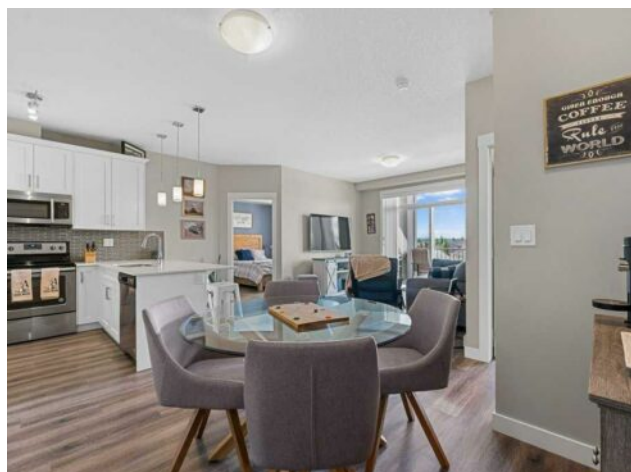


2406, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2227281



\$372,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully upgraded top-floor unit in Cranston Ridge, offering stunning west-facing views of the mountains and Bow River Valley. This 2-bedroom, 2-bathroom home features quartz countertops, luxury vinyl plank flooring, high ceilings, and air conditioning for year-round comfort. The spacious primary suite includes a walk-in closet and a stylish ensuite with double vanities and walk-in shower. Enjoy cooking in the modern kitchen with a pullout pantry, and relax on your covered balcony with a natural gas BBQ hookup and breathtaking views. Complete with titled underground parking and a separate storage locker, this condo is just minutes from Fish Creek Park, Sikome Lake, the Bow River pathways, the South Health Campus and easy access to Deerfoot Trail. The Cranston Ridge condominium is very quiet, friendly and well run. Top-floor mountain-view units rarely come available—book your showing today!