

**2306, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2238807**



**\$349,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

Bright & spacious 2 bedroom, 2 full bath west facing condo in Cranston Ridge! The open plan presents vinyl plank flooring & high ceilings, showcasing a spacious living/dining area & kitchen that's tastefully finished with quartz counter tops, crisp white cabinetry & stainless steel appliances, including a new rangehood & microwave. The spacious primary bedroom boasts a walk-through closet to a private 4 piece ensuite with dual sinks & oversized shower. The second bedroom & 4 piece bath are perfect for guests. Other notable features include air conditioning, in-suite laundry/storage room, a sunny west facing balcony with gas BBQ outlet, one titled underground parking stall & one assigned storage locker. The location is incredibly convenient, close to Bow River pathway system, Brookfield Residential YMCA, schools, shopping, South Health Campus & easy access to Deerfoot Trail. Quick possession is available!