

4101, 522 Cranford Drive SE  
Calgary, Alberta

MLS # A2209519



**\$385,000**

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Cranston Ridge, where comfort meets convenience in this beautifully designed ground-floor end corner unit featuring 2 bedrooms and 2 bathrooms. Perfect for first-time buyers, investors, or those looking to downsize, this modern condo offers a spacious open-concept layout with a high-end kitchen equipped with stainless steel appliances, quartz countertops, upgraded maple cabinets with dovetail drawers, and a reverse osmosis water filtration system. The large primary bedroom includes a walk-through closet and a 4-piece ensuite, while the second bedroom is ideal for guests or a home office. Enjoy year-round comfort with in-unit laundry, a high-efficiency washer and dryer, and titled heated underground parking, complete with a convenient storage locker. Step outside to your oversized patio with a natural gas hookup, perfect for entertaining. Located in the desirable community of Cranston, this unit is just minutes from parks, schools, shopping, restaurants, and the scenic ridge and river trails, with easy access to both Deerfoot and Stoney Trail. Don't miss this opportunity to own a stylish and low-maintenance home in one of Calgary's most sought-after neighborhoods.