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3113, 522 Cranford Drive SE  
Calgary, Alberta

MLS # A2210799



**\$379,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 535
<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, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** all window coverings

Welcome Home! This bright and spacious 2 bedroom 2 bath main floor corner unit has vinyl plank flooring, 9 ft ceilings, an open layout and is move in ready. The kitchen has plenty of natural light from the window above the sink, an abundance of cabinets, quartz counters, stainless steel appliances and central island with seating and is open to the dining and living rooms, making entertaining a breeze. The living room also has plenty of windows and patio doors leading to your covered southwest patio with gas line for your BBQ. The primary bedroom features a walk-through closet and a 5 piece ensuite with soaker tub and separate shower. The second bedroom is a good size and would make a great home office or for guests. Insuite laundry and a titled parking stall in the underground parkade with assigned storage locker at the end complete this home. The Cranston Ridge complex is close to schools, shopping, transit and easy an easy commute to the South Calgary Health Campus. Don't miss out on this amazing opportunity.