

2310, 522 Cranford Drive SE  
Calgary, Alberta

MLS # A2224874



**\$350,000**

<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>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, No Smoking Home		

**Inclusions:** N.A

Welcome to this stunning 2-bedroom, 2-bathroom condo, offering an amazing floorplan with incredible finishings. This is truly a beautifully designed living space that is complemented with 1 titled parking stall dedicated assigned storage. The kitchen is truly the heart of this home and opens onto a good-sized dining room while the living room easily accommodates your furnishings and provides access to your private balcony through an oversized sliding door.. Kitchen is beautifully appointed with quartz counters, white cabinets and integrated, stainless steel appliance package; wall oven, built-in microwave, electric cooktop and chimney-style hood fan along with good-size breakfast bar, pendant lighting and ample work/storage space Enjoy modern convenience with remote-controlled blinds in the living room allowing you to easily adjust natural light and privacy with the touch of a button.The primary bedroom has a pass-through closet on your way to the double vanity enshrined en suite bathroom. The second bedroom is a generous size next to the full bathroom. In suite laundry and closets complete the upgraded unit. There is extra parking for visitors! Enjoy sports amenities at Century Hall, trails leading to Fish Creek Provincial Park, nearby transit, parks, shopping quick access to Deerfoot, Stoney and South Health Campus. Book your private showing!