3201, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2209363

$379,900

Division:	Cranston
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	901 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	2	**Baths:**	2

Garage:	Enclosed, Off Street, Parkade, Secured, See Remarks, Stall, Titled, Undergro
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 531
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, See Remarks, Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-

Features: Closet Organizers, Double Vanity, Elevator, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Come home to a beautifully finished 2 bedroom, 2 bathroom corner unit featuring 9' ceilings! Meticulously cared for with oversized windows allowing in streams of daylight, the open floorplan boasts a clean white kitchen with stainless steel appliance package, quartz countertops, glass tile backsplash, island and plenty of storage. Entertain guests with the open concept to the dining and large living room. The living room includes an AC unit and patio doors leading to the private balcony overlooking the green space. Relax in the primary bedroom and enjoy the impressive five piece ensuite with walk-through closet. The second bedroom is a generous size next to the full bathroom. In suite laundry and closets complete the upgraded unit. Quickly access the elevator from the unit, your titled parking and dedicated assigned storage! 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! Flexible possession!