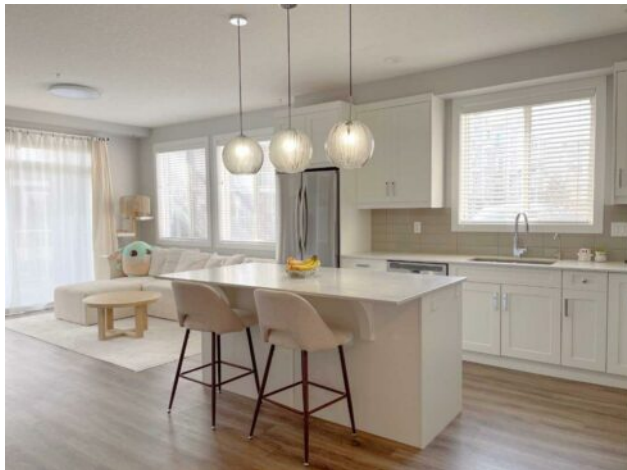


4101, 522 Cranford Drive SE  
Calgary, Alberta

MLS # A2209519



**\$385,000**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 549
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.