3113, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2228224

$358,000

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

Size:	888 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Stall, Underground
Lot Size:	-
Lot Feat:	Landscaped

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Other, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 535
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-

Features: 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. The main bath and insuite laundry complete this home. With being on the main level not only do you have easy access to the elevator to get to your titled parking stall in the underground parkade with assigned storage locker at the end, but you also are just a short walk to the front and side entrances - great for pets. Condo board updates security measures regularly. 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.