

**4207, 522 Cranford Drive SE**  
**Calgary, Alberta**

**MLS # A2165509**



**\$359,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Cranston                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 845 sq.ft.                         | <b>Age:</b>   | 2019 (5 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 468 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s)                  |                   |        |

**Inclusions:** None

Welcome to this well beautifully maintained Cardell built condo, located in the sought after community of Cranston. Once you enter the home you are greeted by an abundance of natural, an open floor plan featuring a timeless white kitchen, large island, granite counters, walk-in pantry and stainless steel appliances. The living and dining room are spacious and great for entertaining and include an A/C wall unit and direct access to a west facing balcony. A spacious primary bedroom offers a walk-through closet and a full ensuite. An additional bedroom, a full bathroom and a convenient laundry room complete this home. This condo also includes a storage space and Two titled parking stalls. This home offers easy access to South Health Campus, shopping, schools, parks, restaurants, walking paths and all other amenities.