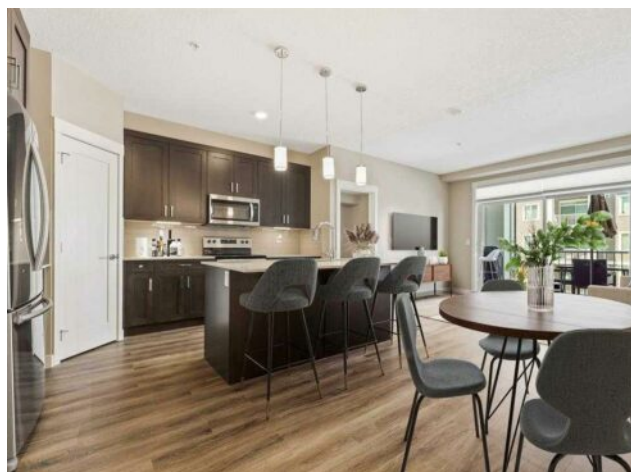


**4209, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2256815**



# \$344,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <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>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | 0.66 Acre                          |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                    |                   |        |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                  | <b>Condo Fee:</b> | \$ 493 |
| <b>Basement:</b>   | -                                                                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                                                                                | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting |                   |        |

**Inclusions:** None

Amazing **STYLISH** 2bed/2bath with tons of **UPGRADES** with **EXCLUSIVE ACCESS** to Cranston Century Hall! --- Welcome to Unit 4209 at Cranston Ridge &mdash; a perfect blend of style, space, and modern comfort in one of Calgary's most vibrant communities. This immaculate 2-bedroom, 2-bath condo offers an open-concept design that effortlessly combines functionality with aesthetic appeal. The gourmet kitchen features sleek cabinetry, stainless steel appliances, and a large island ideal for casual meals or entertaining guests. The spacious living area opens onto a private balcony &mdash; the perfect spot to unwind with a morning coffee or evening wine. The generously sized primary suite includes a walk-through closet and a private ensuite, while the second bedroom, tucked away on the opposite end, offers flexibility for a child's room, home office, or guest space. Exclusive access to Century Hall, a 22,000 sq ft facility operated by the Cranston Residents Association. This vibrant hub features a full-sized gymnasium, splash park, tennis and basketball courts, a hockey rink, playgrounds, and year-round community programming for all ages. With in-suite laundry, underground titled parking, and secure storage, this unit meets all the essentials. Whether you're a young family looking for a smart start, a couple settling into your next chapter, an ambitious single seeking stylish surroundings, or an investor eyeing long-term value, this condo checks every box. Located steps from parks, schools, shops, and transit &mdash; with quick access to Deerfoot, Stoney Trail, and the South Health Campus &mdash; it's a lifestyle investment you won't want to miss.