

**1206, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2276957**



# \$324,900

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 493
<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>	Breakfast Bar, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Beautifully updated unit facing into the courtyard, this 2-bedroom, 2-bathroom condo has been meticulously maintained. Recently refreshed with new paint and plush carpet, this bright and airy unit features an open layout, 9-foot ceilings, incredible south-facing windows with views overlooking the courtyard. The thoughtful layout includes a spacious living room and upgraded kitchen perfect for entertaining or just enjoying some quiet time along with the convenience of in-suite laundry. This unit comes complete with a titled underground parking stall and an assigned storage locker conveniently located right in front of the parking stall, making organization a breeze. All this in a well managed complex and walking distance to multiple parks, schools and Cranston Ridge pathways, connecting you to miles of walking trails. With quick and easy access to Deerfoot Trail, Stoney Trail, shopping, schools, and the South Campus Hospital, this prime location offers unparalleled accessibility to everything you need.