

**2412, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2286381**



**\$360,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	2018 (8 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, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 350
<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>	Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island		
<b>Inclusions:</b>	NA		

This top floor corner unit with pristine mountain views has one of the most peaceful and incredible views in the entire south! The corner unit allows for additional windows and an abundance of natural light to flood the entire home! This unit has been meticulously maintained and is in pristine condition. With a private entry that leads to a large den with built a built in desk and pantry area, the open floor plan is one of the best available in the building. The bedrooms being in opposite ends of the unit also always the the most privacy and efficient use of space! This home is truly a must see in person to appreciate the view and condition!