

2407, 522 Cranford Drive SE
Calgary, Alberta
MLS # A2231404

\$354,900

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Cranston | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 833 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 492 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Open Floorplan, Vinyl Windows | | |

Inclusions: N/A

Welcome to this beautiful top-floor apartment located in the desirable, family-friendly community of Cranston in South Calgary! This well-maintained unit features 2 spacious bedrooms, 2 full bathrooms, a private balcony, and a titled underground parking stall. Enjoy peace and privacy with no neighbors above, along with access to scenic walking paths, parks, and amenities that make Cranston a perfect place to call home. Ideal for first-time buyers, investors, or anyone looking to enjoy a vibrant and welcoming neighborhood!