

## 2307, 522 Cranford Drive SE Calgary, Alberta

## MLS # A2232511



## \$349,900

Division:	Cranston Residential/Low Rise (2-4 stories)		
Туре:			
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		
	Water:	-	
	Sewer:	-	
	Condo Fe	ee: \$ 493	
	LLD:	-	
	Zoning:	M-2	
	Utilities:	-	
plan, Quartz Co	unters		
	Type: Style: Size: Beds: Garage: Lot Size: Lot Feat:	Type: Residential/Low I   Style: Apartment-Single   Size: 843 sq.ft.   Beds: 2   Garage: Heated Garage, 3   Lot Size: -   Lot Feat: -   Water: Sewer:   Condo Feat: LLD:   Zoning: Zoning:	Type:Residential/Low Rise (2-4 storiStyle:Apartment-Single Level UnitSize:843 sq.ft.Age:Beds:2Baths:Garage:Heated Garage, Secured, UndLot Size:-Lot Feat:-Sewer:-Condo Fee:\$493LLD:-Zoning:M-2Utilities:-

Inclusions: N/A

Heating:

Floors:

Roof:

**Basement: Exterior:** 

Foundation:

Features:

\*\* Please click on "Videos" for 3D tour \*\* Welcome to a very well kept, upgraded, 2 bedroom/2 bathroom 3rd floor condo in very desirable Cranston! Amazing features include: 9 foot ceilings, large balcony with oversized sliding door & BBQ gas line, high-end SS appliances, good sized laundry room with washer/dryer included, ice cold air conditioning, kitchen under-mount lighting, luxurious 4-piece primary en suite bathroom with double sinks, luxury vinyl plank flooring, 1 TITLED parking space & 1 assigned storage locker, 843 square feet, bedrooms on opposite sides of the unit and much more! Location is outstanding - close to all schools and amenities, steps from Fish Creek Par/Bow River/Calgary Pathway System and very easy access to all major routes - Deerfoot/Stoney Trail/Highway 2! Total pride in ownership and move in ready! Dare to compare - lower condo fee includes all utilities except electricity!