



GRASSROOTS
REALTY GROUP

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**3105, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2318829



\$319,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Composite Siding, Stone, Wood Frame

Foundation: -

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 505

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

Welcome to this inviting 2-bedroom, 2-bathroom apartment in the sought-after community of Cranston. Offering a functional layout and comfortable living space, this home is a great fit for first-time buyers, downsizers, or investors looking for a well-located property in Calgary's Southeast. The open-concept main living area provides an easy flow between the kitchen, dining, and living room, creating a bright and practical space for everyday living. The two-bedroom layout offers added privacy, with the primary bedroom featuring its own ensuite, while the second bedroom and additional full bathroom provide flexibility for guests, a roommate, or a home office setup. Located in Cranston Ridge, you'll enjoy convenient access to nearby parks, pathways, schools, shopping, restaurants, transit, and major routes, with the South Health Campus and Seton amenities just a short drive away. A fantastic opportunity to own in a well-established community with everything you need close by.