



**GRASSROOTS**  
REALTY GROUP

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**3109, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2334667**



**\$289,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 842 sq.ft.                         | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                        |                   |        |
|--------------------|----------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Linoleum, Vinyl Plank                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                      | <b>Condo Fee:</b> | \$ 505 |
| <b>Basement:</b>   | -                                                                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                                           | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Storage, Vinyl Windows |                   |        |

**Inclusions:** n/a

A Smart Start in Cranston Ridge &mdash; Live In, Invest, or Both! Welcome to Cranston Ridge, where comfortable living meets outstanding versatility. Whether you're a first-time buyer looking for an affordable place to call home, downsizing or an investor seeking a well-maintained property with excellent rental potential, this bright and inviting, freshly painted suite is a fantastic opportunity. The open-concept living room features a large patio door & window that fill the space with natural light, a separate dining area, a generous breakfast bar, and a modern kitchen complete with granite counters, ample cabinet space & stainless steel appliances. The spacious primary bedroom offers a 4-piece ensuite with dual sinks, a roomy shower with built-in seat, while the second bedroom is a great size and is conveniently located near the additional 4-piece bathroom. The split bedroom design is perfect for a room mate situation. In-suite laundry/storage room easily accommodates an apartment sized freezer (included) plus there is an additional storage locker in the building included. One of the standout features is the easy-access main-floor location, offering a seamless connection between the living space and the gated, spacious patio with gas BBQ line. It's an ideal setup for entertaining, relaxing outdoors, or enjoying a low-maintenance lifestyle. Your titled parking stall is conveniently located just steps from the living area, making bringing home groceries or larger items incredibly easy. Pets are welcome in the building with board approval. Your Cranston HOA fee provides access to Century Hall, tennis and pickleball courts, an outdoor skating rink, and year-round community programming. The location adds even more value, with schools, shopping, the cinema, South Calgary Health Campus, and everyday amenities all just minutes away. Commuters will

appreciate quick access to both Deerfoot Trail and Stoney Trail, while nearby pathways provide opportunities to enjoy the outdoors. Whether you're ready to stop renting, looking for your first home, or searching for a property that can generate rental income, this Cranston Ridge suite offers the flexibility to fit your plans today — and your investment goals tomorrow. Book your showing and come see the possibilities for yourself!