

**4205, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2277435**

**\$334,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Garage Door Opener, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to Cranston Ridge — where modern style meets everyday convenience! This STUNNING 2-bedroom, 2-bathroom condo showcases an open floor plan, wide-plank flooring, and plenty of natural light. The UPGRADED & EXTENDED KITCHEN impresses with QUARTZ countertops, stainless steel appliances, a corner pantry, tile backsplash, built-in microwave, and a welcoming eat-up bar at the spacious kitchen island. Two-tone cabinetry and a designer accent wall add a touch of flair. The bright living area opens to a private balcony with a natural gas hookup—perfect for barbecuing or relaxing outdoors. The spacious primary suite fits a king bed and features a WALK-THROUGH CLOSET and 4-piece ensuite with a glass shower and separate tub. A second bedroom, full bath, and in-suite laundry complete the layout. Enjoy AIR CONDITIONING, TITLED UNDERGROUND PARKING, and a separate storage locker. Ideally located near shops, restaurants, parks, and major roadways, this home offers the perfect blend of comfort and convenience in sought-after Cranston Ridge!