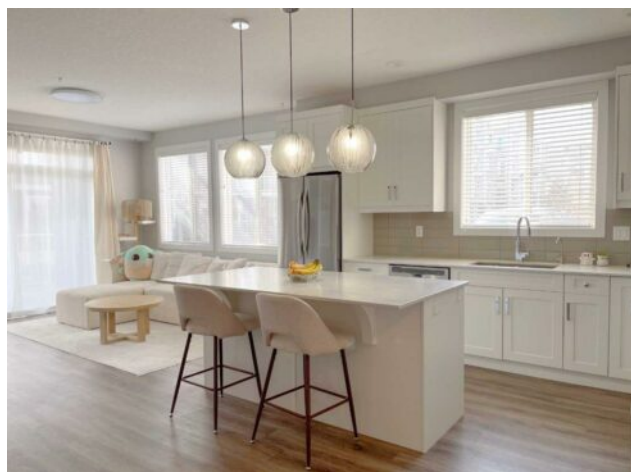


4101, 522 Cranford Drive SE  
Calgary, Alberta

MLS # A2209519



**\$368,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 549
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to CRANSTON RIDGE, where modern comfort meets a prime location. This beautifully designed GROUND-FLOOR CORNER UNIT offers 2 SPACIOUS BEDROOMS, 2 FULL BATHROOMS, and HIGH-END FINISHES throughout &mdash; perfect for FIRST-TIME BUYERS, DOWNSIZERS, or INVESTORS. Enjoy a BRIGHT, OPEN-CONCEPT LAYOUT featuring a GOURMET KITCHEN with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, UPGRADED MAPLE CABINETS with dovetail drawers, and a REVERSE OSMOSIS WATER FILTRATION SYSTEM. The living and dining area flow seamlessly onto an OVERSIZED PATIO with a NATURAL GAS HOOKUP &mdash; perfect for year-round BBQs and relaxing evenings. The PRIMARY SUITE includes a WALK-THROUGH CLOSET with UPGRADED BUILT-IN SHELVING and a PRIVATE 4-PIECE ENSUITE. The second bedroom offers flexible space for guests or a home office. Additional highlights include IN-SUITE LAUNDRY, TITLED HEATED UNDERGROUND PARKING, and a SECURE STORAGE LOCKER &mdash; ALL INCLUDED. Located just MINUTES FROM THE SCENIC BOW RIVER PATHWAY, and close to PARKS, SCHOOLS, SHOPPING, and RESTAURANTS. Enjoy EASY ACCESS TO DEERFOOT AND STONEY TRAIL for a stress-free commute. DON'T MISS YOUR OPPORTUNITY to own a WELL-MAINTAINED, LOW-MAINTENANCE home in one of CALGARY'S MOST DESIRABLE COMMUNITIES.