

522 CRANFORD Drive #4308, Calgary T3M 2L7

MLS® #: **A2179969** Area: **Cranston** Listing **11/19/24** List Price: **\$395,000**
 Status: **Active** County: **Calgary** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **844**
 Low Sqft:
 Ttl Sqft: **844**

Off Street,Stall,Titled,Underground

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 4`11"	4pc Bathroom	Main	7`10" x 8`0"
Bedroom	Main	10`9" x 9`10"	Dining Room	Main	13`10" x 7`9"
Kitchen	Main	13`3" x 12`1"	Living Room	Main	11`9" x 11`11"
Bedroom - Primary	Main	11`6" x 11`0"			

Legal/Tax/Financial

Condo Fee: **\$468** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **1911804**

Remarks

Pub Rmks: **Welcome to this stunning air conditioned 2-bedroom, 2-bathroom condo, offering an amazing floorplan with incredible finishings. This is truly a beautifully designed living space that is complemented with 2 titled parking stalls. Featuring no carpet throughout, this home presents a sleek, modern aesthetic look that is both easy to maintain and inviting. The spacious kitchen is a true highlight, complete with a kitchen island perfect for entertaining, a gorgeous backsplash, built-in oven and microwave, and a stainless-steel hood fan over the electric stovetop, combining style and functionality for the home chef. The open-concept living area is filled with natural light, thanks to the south-facing exposure, and leads to a private balcony where you can enjoy stunning mountain views while cooking with your natural gas BBQ or sipping your morning coffee. Both bedrooms are generously sized, both offering plenty of closet space and room for your personal style. The primary bedroom has a pass-through closet on your way to the double vanity enshrined en suite bathroom. The bathrooms in this property are designed with luxury in mind, featuring wall tile that extends all the way to the ceiling, plank floor tile, and stone counters, all which create a clean and high-end look. Other features include in-unit laundry, as well as in unit and auxillary (caged) storage spaces. With two titled parking spots, parking will never be a concern. The location is unbeatable, with easy access to all the amenities you could need, including shopping, dining, and parks. Plus, you'll have quick and convenient access to both Deerfoot Trail and Stoney Trail, making commuting a breeze.**

Inclusions: **Stovetop Hoodfan, Complex Fobs (x3), Mailbox Key (x2), TV Mount in Primary**

Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







4308-522 Cranford Dr SE, Calgary, AB

Main Floor Interior Area 844.17 sq ft



PREPARED: 2024/11/19



Water regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

