

522 CRANFORD Drive #1311, Calgary T3M 2L7

MLS® #: **A2189509** Area: **Cranston** Listing Date: **01/22/25** List Price: **\$368,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **890**
 Low Sqft:
 Ttl Sqft: **890**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat:

Guest,Off Street,Owned,Parkade,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`1" x 12`10"
Dining Room	Main	9`3" x 6`10"
Bedroom - Primary	Main	11`9" x 11`5"
Bedroom	Main	9`2" x 8`10"

Room	Level	Dimensions
Kitchen	Main	9`7" x 9`3"
3pc Bathroom	Main	
5pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$494

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: **1510897**

Remarks

Pub Rmks: **Welcome to Prestigious Cranston Ridge! This bright and sunny, spacious, open layout, 2 bed/2 bath, corner unit boasts 9 ft ceilings. The bright kitchen features stainless steel appliances, marble countertops, and a large island. The unit's open floor plan flows to the spacious living area, perfect for entertaining or just relaxing. Walk out to the large, sunny SW-facing balcony, which includes a gas hook-up. The primary bedroom Includes a large walk-through closet that leads to the 5-piece bathroom, featuring a dual vanity, stand-up shower, and separate bath. The second bedroom is perfect for guests or as a den, and is conveniently located next to the 3-piece bathroom. A conveniently located Laundry closet is complete with a stacking washer and dryer. There is a storage locker in the tandem titled underground parking. The district of Cranston is close to South Calgary Health Campus, shopping, gyms, walking & hiking trails, and close access to Deerfoot Trail, Stoney Trail, Fish Creek Park, pathways, and the Bow River.**

Inclusions: **Built-In Microwave Hood Fan**
Property Listed By: **RE/MAX Realty Professionals**

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







