

# \$399,900 - 4102, 522 Cranford Drive Se, Calgary

MLS® #A2124919

**\$399,900**

2 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this superior, spacious, light-filled condominium apartment in highly desirable Cranston! This beauty of modern maintenance-free living was built by award winning Cardel Lifestyles and only completed in March, 2020! Hurry - this air-conditioned apartment shows LIKE BRAND NEW. Corner main floor end unit with windows on 2 sides for tons of natural light. Quartz countertops & all stainless-steel appliances in kitchen with central island. In-suite laundry with stacked Euro-style washer & dryer included as are all the appliances - 2 bedrooms, primary with full ensuite, plus second bedroom with 4-piece bathroom next to it! PLUS a DEN as well - perfect for home office, computer room, craft room, library etc. Hunter Douglas blinds throughout, sliding door to oversized & fenced patio - perfect if you have a dog! Walk across the street to convenient local stores with more extensive shopping close by at Cranston Market and in nearby Seton. Secure, titled underground, heated, Titled parking stall is very conveniently located very close to stairway to unit & includes a generous storage unit as well! The whole complex is professionally managed and maintained in excellent condition. This super home is perfect for anyone that wants the condo lifestyle - no more snow shovelling, and all the exterior maintenance is done for you in this secure and safe apartment complex. Many buyers choose this lifestyle when down-sizing from a larger home - time for them to live their absolutely



best life and enjoy the convenience of quick lock & leave when going on vacation! This apartment is located on the ground floor corner of building 4000 in the highly sought after Cranston Ridge development, offering quick access to the Bow River, Deerfoot Trail & the Stoney Trail ring road, Downtown is an easy commute and heading south out of town you are quickly in Okotoks and High River.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2124919    |
| Price          | \$399,900   |
| Sold Price     | \$401,500   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 981         |
| Acres          | 0.00        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 4102, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M2L7                      |

**Amenities**

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                                             |

|         |                                                      |
|---------|------------------------------------------------------|
| Parking | Heated Garage, Parkade, Secured, Titled, Underground |
|---------|------------------------------------------------------|

## Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Elevator, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                                                                     |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|

|         |                                |
|---------|--------------------------------|
| Heating | Baseboard, Boiler, Natural Gas |
|---------|--------------------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

|              |   |
|--------------|---|
| # of Stories | 4 |
|--------------|---|

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Playground, Storage |
|-------------------|---------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                               |
|--------------|-----------------------------------------------|
| Construction | Composite Siding, Concrete, Stone, Wood Frame |
|--------------|-----------------------------------------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 22nd, 2024 |
|-------------|------------------|

|           |                  |
|-----------|------------------|
| Date Sold | April 26th, 2024 |
|-----------|------------------|

|                |   |
|----------------|---|
| Days on Market | 4 |
|----------------|---|

|        |     |
|--------|-----|
| Zoning | M-2 |
|--------|-----|

|          |        |
|----------|--------|
| HOA Fees | 190.00 |
|----------|--------|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

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