



522 Cranford Drive Calgary Alberta

\$274,800

Amazing New Price! A Smart Start in Cranston Ridge -- Live In, Invest, or Both! Welcome to Cranston Ridge, where comfortable living meets outstanding versatility. Whether you're a first-time buyer looking for an affordable place to call home, downsizing or an investor seeking a well-maintained property with excellent rental potential, this bright and inviting, freshly painted suite is a fantastic opportunity. The open-concept living room features a large patio door & window that fill the space with natural light, a separate dining area, a generous breakfast bar, and a modern kitchen complete with granite counters, ample cabinet space & stainless steel appliances. The spacious primary bedroom offers a 4-piece ensuite with dual sinks, a roomy shower with built-in seat, while the second bedroom is a great size and is conveniently located near the additional 4-piece bathroom. The split bedroom design is perfect for a room mate situation. In-suite laundry/storage room easily accommodates an apartment sized freezer (included) plus there is an additional storage locker in the building included. One of the standout features is the easy-access main-floor location, offering a seamless connection between the living space and the gated, spacious patio with gas BBQ line. It's an ideal setup for entertaining, relaxing outdoors, or enjoying a low-maintenance lifestyle. Your titled parking stall is conveniently located just steps from the living area, making bringing home groceries or larger items incredibly easy. Pets are welcome in the building with board approval. Your Cranston HOA fee provides access to Century Hall, tennis and pickleball courts, an outdoor skating rink, and year-round community programming. The location adds even more value, with schools, shopping, the cinema, South Calgary Health Campus, and everyday amenities all just minutes away. Commuters will appreciate...

- Kitchen 10.92 Ft x 9.92 Ft
- Living room 11.92 Ft x 10.92 Ft
- Dining room 7.92 Ft x 4.92 Ft
- Other 5.00 Ft x 5.00 Ft
- Primary Bedroom 11.33 Ft x 9.92 Ft

- Other 8.08 Ft x 4.83 Ft
- 4pc Bathroom 7.92 Ft x 7.42 Ft
- Bedroom 10.08 Ft x 9.83 Ft
- 4pc Bathroom 7.92 Ft x 4.92 Ft
- Laundry room 5.50 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals
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