

# \$379,900 - 1305, 522 Cranford Drive Se, Calgary

MLS® #A2187989

**\$379,900**

2 Bedroom, 2.00 Bathroom, 845 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this gorgeous condo located in the beautiful community of Cranston that is perfect for investors, first-time buyers, or those looking to downsize. This stunning 2 bedroom, 2 bathroom property features an open-concept layout with nearly 850 square feet of living space. New vinyl flooring flows throughout the entire unit (no carpet) and large windows allow natural light to pour throughout the space. The kitchen offers new quartz countertops, new stainless steel appliances, plenty of storage, and a breakfast bar for additional seating. The kitchen overlooks the living and dining area - making this the perfect space for entertaining friends and family. The primary bedroom features ample space, a walk-in closet, and a 3-piece ensuite bathroom, and the secondary bedroom has its own 4-piece bathroom. Completing this condo is a spacious and covered balcony, in-unit laundry, and a large storage room. Additional updates kitchen cabinet door updated and painted, fresh paint throughout (including baseboards and trim), new light fixtures, new window coverings, new faucets, newer bathroom vanities, and new bathroom mirrors. This unit offers titled parking in the building's secure underground parkade along with an assigned storage locker that is conveniently located behind the parking stall. Located within the desirable Cranston Ridge development, this condo is perfect for pet owners with no size or weight restrictions. Ideally situated within Cranston, this property is a short walk from nearby parks, shopping,



restaurants, schools, and trails along the ridge and river that offer breathtaking views of the mountains. Access around the city and daily commuting is easy with quick access to both Deerfoot and Stoney Trail. Don't miss out on this incredible opportunity in Cranston!

Built in 2015

### Essential Information

MLS® #	A2187989
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	1305, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

### Amenities

Amenities	Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Ceiling Fan(s), Closet Organizers
-------------------	--

Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding

## Additional Information

Date Listed	January 15th, 2025
Days on Market	56
Zoning	M-2
HOA Fees	183
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.