

# \$314,900 - 1205, 522 Cranford Drive Se, Calgary

MLS® #A2238668

**\$314,900**

2 Bedroom, 2.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Here is your opportunity to get into this modern 2-bedroom, 2-bathroom condo which offers the perfect blend of comfort, convenience, and style. This unit comes with TWO titled parking stalls

Inside, 9-foot ceilings create a bright and airy atmosphere, complemented by sleek quartz countertops, stainless steel appliances, and durable vinyl flooring. The thoughtfully designed layout features a large kitchen and dining room area that leads to the sunny living room. The perfect space to unwind after a long day. You will also find a spacious primary suite with a walk-through closet leading to a 4-piece ensuite. The second bedroom is perfect for guests, a home office, or whatever suits your lifestyle, with a nearby 4-piece bathroom for added convenience. Plus, the in-suite laundry with additional storage adds ease and efficiency to your daily routine. Location is everything, and this home delivers! Nestled between two parks and just a short stroll to Cranston's ridge and scenic walking paths, you'll enjoy the best of nature while staying close to urban conveniences. The Seton Urban District and South Campus Hospital are only minutes away, offering shopping, dining, and essential services at your fingertips. Whether you're seeking a peaceful retreat or easy access to everything you need, this home truly offers the best of both worlds. Come see it for yourself!

Built in 2015



## Essential Information

MLS® #	A2238668
Price	\$314,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1205, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2L7

## Amenities

Amenities	Elevator(s), Clubhouse, Dog Park, Laundry, Playground, Park
Parking Spaces	2
Parking	Parkade, Stall, Underground

## Interior

Interior Features	Quartz Counters
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Metal Frame

## Additional Information

Date Listed	July 10th, 2025
Days on Market	47
Zoning	M-2
HOA Fees	180
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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