

# \$350,000 - 3413, 522 Cranford Drive Se, Calgary

MLS® #A2253101

## \$350,000

2 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this bright and spacious 2 bedroom, 2 bathroom top floor corner unit in Cranston offering mountain views, an abundance of natural light and freshly painted.

Located in a well maintained building, this home combines comfort, style, and convenience. The modern kitchen features stainless steel appliances, ample cabinet space, and a functional layout perfect for cooking and entertaining. The open concept living room is filled with natural light from large windows and offers the perfect spot to relax and take in the scenic surroundings. The primary bedroom includes a private ensuite with both a soaking tub and separate shower. The second bedroom is generously sized ideal for guests, a home office, or additional family members. Enjoy the convenience of in suite laundry, ample storage, and the privacy of a top-floor corner location. Bonus features include titled underground parking and a dedicated storage unit, offering secure and convenient options for your vehicle and extra belongings. Don't miss your chance to own this exceptional condo schedule your private showing today!



Built in 2016

## Essential Information

MLS® # A2253101

Price \$350,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3413, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

### Additional Information

Date Listed	September 3rd, 2025
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Days on Market	1
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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