

\$364,900 - 3113, 522 Cranford Drive Se, Calgary

MLS® #A2228224

\$364,900

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome Home! This bright and spacious 2 bedroom 2 bath main floor corner unit has vinyl plank flooring, 9 ft ceilings, an open layout and is move in ready. The kitchen has plenty of natural light from the window above the sink, an abundance of cabinets, quartz counters, stainless steel appliances and central island with seating and is open to the dining and living rooms, making entertaining a breeze. The living room also has plenty of windows and patio doors leading to your covered southwest patio with gas line for your BBQ. The primary bedroom features a walk-through closet and a 5 piece ensuite with soaker tub and separate shower. The second bedroom is a good size and would make a great home office or for guests. The main bath and ensuite laundry complete this home. With being on the main level not only do you have easy access to the elevator to get to your titled parking stall in the underground parkade with assigned storage locker at the end, but you also are just a short walk to the front and side entrances - great for pets. Condo board updates security measures regularly. The Cranston Ridge complex is close to schools, shopping, transit and easy an easy commute to the South Calgary Health Campus. Don't miss out on this amazing opportunity.

Built in 2016

Essential Information



| | |
|----------------|-------------------|
| MLS® # | A2228224 |
| Price | \$364,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 888 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 3113, 522 Cranford Drive Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2L7 |

Amenities

| | |
|----------------|---|
| Amenities | Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Parkade, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Balcony |
| Lot Description | Landscaped |
| Construction | Composite Siding, Stone, Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 15 |
| Zoning | M-2 |
| HOA Fees | 190 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.