

# \$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 | 67              |
| Zoning         | M-2             |
| HOA Fees       | 180             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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