

# \$349,900 - 2307, 522 Cranford Drive Se, Calgary

MLS® #A2232511

**\$349,900**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

**\*\* Please click on "Videos" for 3D tour \*\***

Welcome to a very well kept, upgraded, 2 bedroom/2 bathroom 3rd floor condo in very desirable Cranston! Amazing features include:

9 foot ceilings, large balcony with oversized sliding door & BBQ gas line, high-end SS appliances, good sized laundry room with washer/dryer included, ice cold air conditioning, kitchen under-mount lighting, luxurious 4-piece primary en suite bathroom with double sinks, luxury vinyl plank flooring, 1 TITLED parking space & 1 assigned storage locker, 843 square feet, bedrooms on opposite sides of the unit and much more! Location is outstanding - close to all schools and amenities, steps from Fish Creek Par/Bow River/Calgary Pathway System and very easy access to all major routes - Deerfoot/Stoney Trail/Highway 2! Total pride in ownership and move in ready! Dare to compare - lower condo fee includes all utilities except electricity!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232511  |
| Price          | \$349,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 843       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2018              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2307, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2L7                     |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                           |
| Parking        | Heated Garage, Secured, Underground                         |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters            |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                                         |
| Cooling           | Central Air                                                                    |
| # of Stories      | 4                                                                              |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Courtyard                        |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 1              |
| Zoning         | M-2            |

|                |     |
|----------------|-----|
| HOA Fees       | 190 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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