

# \$389,999 - 2406, 522 Cranford Drive Se, Calgary

MLS® #A2227281

**\$389,999**

2 Bedroom, 2.00 Bathroom, 830 sqft

Residential on 0.00 Acres

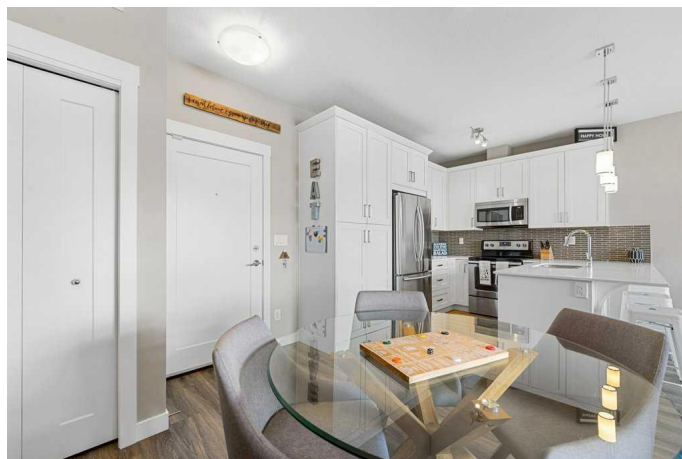
Cranston, Calgary, Alberta

Welcome to this beautifully upgraded top-floor unit in Cranston Ridge, offering stunning west-facing views of the mountains and Bow River Valley. This 2-bedroom, 2-bathroom home features quartz countertops, luxury vinyl plank flooring, high ceilings, and air conditioning for year-round comfort. The spacious primary suite includes a walk-in closet and a stylish ensuite with double vanities and walk-in shower. Enjoy cooking in the modern kitchen with a pullout pantry, and relax on your covered balcony with a natural gas BBQ hookup and breathtaking views. Complete with titled underground parking and a separate storage locker, this condo is just minutes from Fish Creek Park, Sikome Lake, the Bow River pathways, the South Health Campus and easy access to Deerfoot Trail. The Cranston Ridge condominium is very quiet, friendly and well run. Top-floor mountain-view units rarely come available—book your showing today!

Built in 2016

## Essential Information

MLS® #	A2227281
Price	\$389,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	830



Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2406, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

### **Amenities**

Amenities	Elevator(s), Playground, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Double Vanity
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Playground, Storage
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	37
Zoning	M-2
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                      Real Broker

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