# \$349,900 - 1302, 522 Cranford Drive Se, Calgary

MLS® #A2263487

# \$349,900

2 Bedroom, 2.00 Bathroom, 982 sqft Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully appointed South facing corner condo in the heart of Cranston! This 2 bedroom, 2 bathroom + den home offers nearly 1000 sq ft of thoughtfully designed living space, perfect for professionals, downsizers, or investors. The modern kitchen is truly the heart of the home. Featuring new stainless steel appliances, stone countertops, and a generous island ideal for entertaining or casual dining. The open concept layout flows effortlessly into the dining area and bright living room, where sliding doors lead to a large, covered patio overlooking the quiet courtyard making it the perfect space for your morning coffee. The patio is complete with a BBQ gas line making it perfect for summer evenings.

The primary suite boasts a spacious walk through closet with custom built in shelving, leading into a well appointed ensuite bathroom. The second bedroom and main bath are on the opposite side of the condo making it ideal for guests or roommates. The den offers the perfect work from home setup, creative space, or extra storage.

Enjoy secure, heated underground parking and an assigned storage unit directly in front of your parking space.

Located close to shopping centres, the South Health Campus, Seton YMCA, and an abundance of walking and biking trails with stunning natural views, this home offers the perfect balance of comfort, convenience, and







lifestyle.

Don't miss your chance to own in one of Calgary's most desirable communities!

#### Built in 2015

# **Essential Information**

MLS® # A2263487 Price \$349,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 982

Acres 0.00 Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1302, 522 Cranford Drive Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M2L7

#### **Amenities**

Amenities Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking

Parking Spaces 1

Parking Parkade, Underground

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan,

Storage, Walk-In Closet(s), French Door

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

## **Exterior**

Exterior Features Balcony, Courtyard

Construction Concrete, Stone, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed October 10th, 2025

Days on Market 23

Zoning M-2

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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