

# \$358,888 - 3206, 522 Cranford Drive Se, Calgary

MLS® #A2189987

**\$358,888**

2 Bedroom, 2.00 Bathroom, 842 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

**\*SEE 3D TOUR\*** Welcome to this stunning south-facing condo in the sought-after community of Cranston. This beautifully maintained unit features 2 bedrooms, 2 bathrooms, titled underground parking, and an assigned storage locker—perfect for comfortable and convenient living.

Step inside to discover a modern kitchen boasting 9' ceilings, granite countertops, stainless steel appliances, and a stylish tile backsplash. The open-concept design offers a spacious entryway, dining area, and a bright living room filled with natural light, leading seamlessly to your private patio—perfect for relaxing or entertaining.

The unit is adorned with low-maintenance laminate and vinyl plank flooring throughout, ensuring both style and practicality. The primary bedroom is a true retreat, featuring a walk-through closet and a 4-piece ensuite. A second bedroom and an additional 4-piece bathroom offer space and comfort for family or guests. Enjoy the convenience of in-suite laundry and extra storage to simplify your daily routine.

Cranston residents benefit from exclusive access to Century Hall, which includes amenities such as a gym, banquet hall, and sports courts. This prime location is close to schools, parks, and major roadways, offering easy access to all the essentials.



Freshly painted in a neutral palette, this move-in ready condo is ready for you to call home. Don't miss this opportunity"contact your favourite realtor to book a viewing today!

Built in 2016

### Essential Information

MLS® #	A2189987
Price	\$358,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	3206, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

### Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

### Interior

Interior Features	Granite Counters
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Electric Range
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Cement Fiber Board

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	49
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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