

# \$349,900 - 2105, 522 Cranford Drive Se, Calgary

MLS® #A2201812

**\$349,900**

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

Cranston, Calgary, Alberta

Modern 2 bedroom, 2 bathroom ground level unit with new paint, new carpet and flexible possession! A convenient maintenance-free lifestyle awaits in this quiet and well run complex with an unsurpassable location within the vibrant community of Cranston. Within walking distance are schools, shops and the extensive pathway that winds its way around this community and along the river. A quick 5 minute drive or 15 minute bike ride takes you to the South Campus Hospital, the world's largest YMCA and many more exceptional amenities in neighbouring Seton. After all of that adventure come home to a quiet sanctuary that is perfectly designed to balance both style and function. Wide plank flooring, a neutral colour pallet, air conditioning and endless natural light come together to create a comfortable and welcoming first impression. The kitchen is a chef's dream featuring stainless steel appliances, crisp white cabinetry and a breakfast bar on the peninsula island. Tons of additional eating space is found in the adjacent dining room. The living room invites relaxation while also separating the bedrooms for ultimate privacy. Host summer barbeques or simply unwind on the expansive covered, ground level balcony. Retreat at the end of the day to the primary bedroom complete with dual walk-through closets that lead to the luxurious ensuite boasting dual sinks and an oversized shower. On the other side of the unit are the second bedroom, second full bathroom and



convenient in-suite laundry. Further adding to your comfort is a titled surface parking stall 10 paces from the patio and lots of visitor parking. Outdoor enthusiasts will love the close proximity to Fish Creek Park and that this very active community boasts a private clubhouse with sports courts, a spray park, a skating rink and more. When you do have to leave the community, Stoney and Deerfoot Trails provide easy access. Simply an unsurpassable location for this beautiful, move-in ready home!

Built in 2018

### **Essential Information**

MLS® #	A2201812
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2105, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

### **Amenities**

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

## Interior

Interior Features	Breakfast Bar, Double Vanity, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	Central Air
# of Stories	4
Basement	None

## Exterior

Exterior Features	Courtyard
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 12th, 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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