

# \$350,000 - 4105, 522 Cranford Drive Se, Calgary

MLS® #A2204596

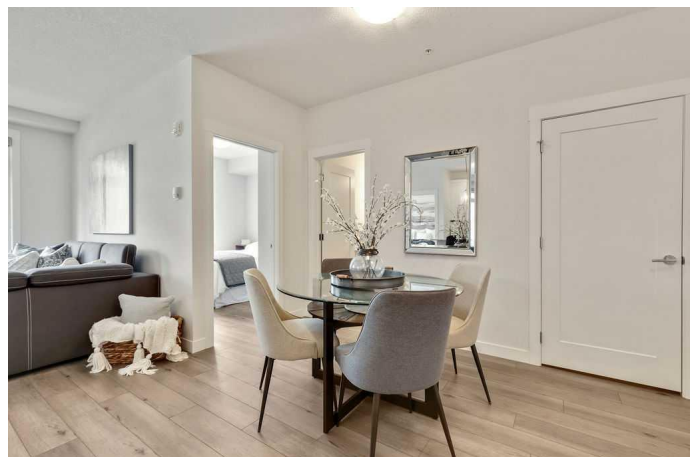
## \$350,000

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Here is your opportunity to get into this modern 2-bedroom, 2-bathroom condo which offers the perfect blend of comfort, convenience, and style. This unit comes with TWO titled parking stalls, including one just steps from your patio doors, and ground-level access that makes everyday living so much more easy...think bringing in groceries! Inside, 9-foot ceilings create a bright and airy atmosphere, complemented by sleek quartz countertops, stainless steel appliances, and durable vinyl flooring. The thoughtfully designed layout features a large kitchen and dining room area that leads to the sunny living room. The perfect space to unwind after a long day. You will also find a spacious primary suite with a walk-through closet leading to a 4-piece ensuite with a double vanity. The second bedroom is perfect for guests, a home office, or whatever suits your lifestyle, with a nearby 4-piece bathroom for added convenience. Plus, the in-suite laundry with additional storage adds ease and efficiency to your daily routine. Location is everything, and this home delivers! Nestled between two parks and just a short stroll to Cranston's ridge and scenic walking paths, you'll enjoy the best of nature while staying close to urban conveniences. The Seton Urban District and South Campus Hospital are only minutes away, offering shopping, dining, and essential services at your fingertips. Whether you're seeking a peaceful retreat or easy access to everything you need, this home truly offers the



best of both worlds. Come see it for yourself!  
Some of the furniture is negotiable as well.

Built in 2018

### Essential Information

MLS® #	A2204596
Price	\$350,000
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	4105, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

### Amenities

Amenities	Elevator(s), Parking, Park
Parking Spaces	2
Parking	Additional Parking, Guest, Stall, Titled

### Interior

Interior Features	Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Natural Gas, Baseboard

Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Private Entrance
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	12
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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