# \$354,900 - 1112, 522 Cranford Drive Se, Calgary

MLS® #A2233869

### \$354,900

2 Bedroom, 2.00 Bathroom, 944 sqft Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this rare and beautifully upgraded 2-bedroom, 2-bathroom plus den ground-floor unit located in a peaceful complex just steps from Fish Creek Park and the river valley pathways. This exceptionally well kept home offers a quiet retreat with the convenience of two parking stallsâ€"one titled underground and one surface stall just outside your private front entrance.

Inside, the bright and open floor plan features luxury vinyl plank flooring throughout, 9-foot ceilings, upgraded lighting and ceiling fans, custom window coverings, and extra windows that flood the space with natural light. The modern kitchen is outfitted with extended-height cabinetry, quartz countertops, a deep upgraded sink & faucet, sleek SS appliance package, a large central island with bar seating, and functional pot drawers for added storage. The spacious living and dining area leads to a private patio with a BBQ gas hookup and gate access to visitor parkingâ€"perfect for entertaining or quick outings.

The primary bedroom offers a walk-through closet and a private 4-piece ensuite, while the second bedroom and additional full bathroom provide ideal space for guests or family. A separate den makes an excellent home office or flex space, and the unit also includes in-suite laundry, air conditioning rough-in, and a secure storage locker underground. Enjoy a low-maintenance lifestyle in a well-managed complex close to schools, public







transit, shopping, restaurants, South Health Campus, Seton YMCA, and with quick access to Deerfoot and Stoney Trail. This move-in-ready home combines comfort, convenience, and exceptional value in a truly unbeatable location.

#### Built in 2015

#### **Essential Information**

MLS® # A2233869 Price \$354,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 944
Acres 0.00
Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 1112, 522 Cranford Drive Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M2L7

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Parkade, Stall, Titled

#### Interior

Interior Features High Ceilings, No Smoking Home, Quartz Counters

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Window

Coverings, Electric Stove, Washer/Dryer

Heating Natural Gas, Baseboard

Cooling Rough-In

# of Stories 4

#### **Exterior**

Exterior Features None

Construction Wood Frame, Vinyl Siding

#### **Additional Information**

Date Listed June 24th, 2025

Days on Market 115
Zoning M-2
HOA Fees 183
HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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