

# **\$358,000 - 3113, 522 Cranford Drive Se, Calgary**

MLS® #A2228224

**\$358,000**

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome Home! This bright and spacious 2 bedroom 2 bath main floor corner unit has vinyl plank flooring, 9 ft ceilings, an open layout and is move in ready. The kitchen has plenty of natural light from the window above the sink, an abundance of cabinets, quartz counters, stainless steel appliances and central island with seating and is open to the dining and living rooms, making entertaining a breeze. The living room also has plenty of windows and patio doors leading to your covered southwest patio with gas line for your BBQ. The primary bedroom features a walk-through closet and a 5 piece ensuite with soaker tub and separate shower. The second bedroom is a good size and would make a great home office or for guests. The main bath and ensuite laundry complete this home. With being on the main level not only do you have easy access to the elevator to get to your titled parking stall in the underground parkade with assigned storage locker at the end, but you also are just a short walk to the front and side entrances - great for pets. Condo board updates security measures regularly. The Cranston Ridge complex is close to schools, shopping, transit and easy an easy commute to the South Calgary Health Campus. Don't miss out on this amazing opportunity.

Built in 2016

## **Essential Information**



MLS® #	A2228224
Price	\$358,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	888
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3113, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

### Amenities

Amenities	Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Construction	Composite Siding, Stone, Wood Frame

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	47
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
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