

\$349,900 - 2306, 522 Cranford Drive Se, Calgary

MLS® #A2238807

\$349,900

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Bright & spacious 2 bedroom, 2 full bath west facing condo in Cranston Ridge! The open plan presents vinyl plank flooring & high ceilings, showcasing a spacious living/dining area & kitchen thatâ€™s tastefully finished with quartz counter tops, crisp white cabinetry & stainless steel appliances, including a new rangehood & microwave. The spacious primary bedroom boasts a walk-through closet to a private 4 piece ensuite with dual sinks & oversized shower. The second bedroom & 4 piece bath are perfect for guests. Other notable features include air conditioning, in-suite laundry/storage room, a sunny west facing balcony with gas BBQ outlet, one titled underground parking stall & one assigned storage locker. The location is incredibly convenient, close to Bow River pathway system, Brookfield Residential YMCA, schools, shopping, South Health Campus & easy access to Deerfoot Trail. Quick possession is available!

Built in 2019

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2238807 |
| Price | \$349,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 842 |



| | |
|------------|-------------------|
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 2306, 522 Cranford Drive Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2L7 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Secured, Stall, Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard |
| Cooling | Wall Unit(s) |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Stone, Stucco, Vinyl Siding, Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 12 |
| Zoning | M-2 |
| HOA Fees | 190 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office RE/MAX First

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