

# \$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	18
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                RE/MAX First

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