

# \$349,900 - 2307, 522 Cranford Drive Se, Calgary

MLS® #A2232511

**\$349,900**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

**\*\* Please click on "Videos" for 3D tour \*\***

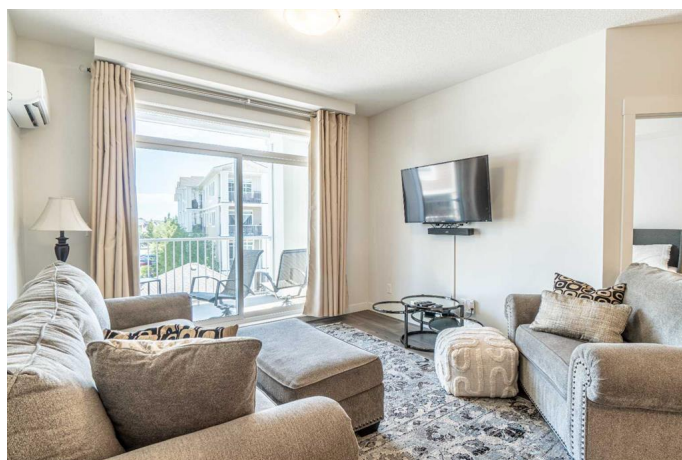
Welcome to a very well kept, upgraded, 2 bedroom/2 bathroom 3rd floor condo in very desirable Cranston! Amazing features include:

9 foot ceilings, large balcony with oversized sliding door & BBQ gas line, high-end SS appliances, good sized laundry room with washer/dryer included, ice cold air conditioning, kitchen under-mount lighting, luxurious 4-piece primary en suite bathroom with double sinks, luxury vinyl plank flooring, 1 TITLED parking space & 1 assigned storage locker, 843 square feet, bedrooms on opposite sides of the unit and much more! Location is outstanding - close to all schools and amenities, steps from Fish Creek Par/Bow River/Calgary Pathway System and very easy access to all major routes - Deerfoot/Stoney Trail/Highway 2! Total pride in ownership and move in ready! Dare to compare - lower condo fee includes all utilities except electricity!

Built in 2018

## Essential Information

MLS® #	A2232511
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843



Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2307, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

### **Amenities**

Amenities	Elevator(s), Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Secured, Underground

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	7
Zoning	M-2

HOA Fees	190
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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