

# \$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 \*\***

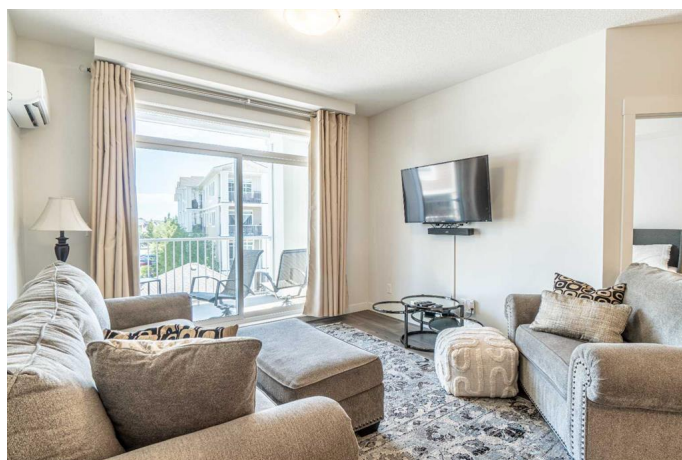
Welcome to a very well kept, upgraded, 2 bedroom/2 bathroom 3rd floor condo in very desirable Cranston! Amazing features include:

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	1
Zoning	M-2

HOA Fees 190  
HOA Fees Freq. ANN

**Listing Details**

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.