

# \$365,000 - 2305, 522 Cranford Drive Se, Calgary

MLS® #A2200718

**\$365,000**

2 Bedroom, 2.00 Bathroom, 848 sqft  
Residential on 0.00 Acres

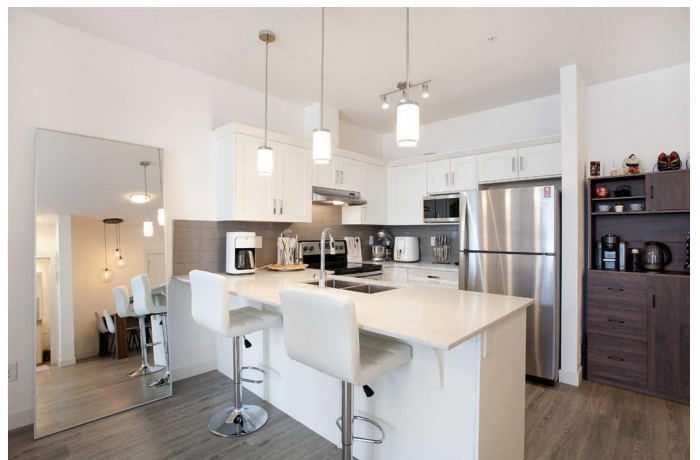
Cranston, Calgary, Alberta

Welcome to your new home in the highly coveted Cranston neighborhood! This meticulously crafted 2-bedroom, 2-bathroom condo is brimming with premium features. Enjoy a sleek, modern kitchen outfitted with quartz countertops, abundant storage space in the chic cabinetry, and a full suite of stainless steel appliances. The expansive island and open-concept layout make it perfect for hosting, from casual brunches to elegant dinner parties.

The living area, bathed in natural light from the 9-foot ceilings, is spacious enough for large gatherings and opens out to a generous balcony, ideal for barbecues or quiet evenings under the stars. The primary suite is a true retreat, featuring a large walk-through closet and a luxurious ensuite with double sinks. The second bedroom, well-separated from the master for privacy, is adjacent to a full bathroom and perfect for family or guests.

Practicality meets luxury with the inclusion of in-suite laundry, featuring a full-size front-loading washer and dryer and additional storage space. Parking is a breeze with two dedicated stalls: one in a heated, secure underground garage and another conveniently located outdoors.

Don't miss your chance to own this exquisite apartment. Contact us today to arrange your private viewing and step into the lifestyle you



deserve!

Built in 2018

### **Essential Information**

MLS® #	A2200718
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2305, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2J9

### **Amenities**

Amenities	Elevator(s), Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

### **Interior**

Interior Features	Breakfast Bar, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features Balcony  
Construction Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed March 10th, 2025  
Days on Market 4  
Zoning M-2  
HOA Fees 190  
HOA Fees Freq. ANN

## Listing Details

Listing Office Real Broker

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