# \$364,900 - 1112, 522 Cranford Drive Se, Calgary

MLS® #A2233869

#### \$364,900

2 Bedroom, 2.00 Bathroom, 944 sqft Residential on 0.00 Acres

Cranston, Calgary, Alberta

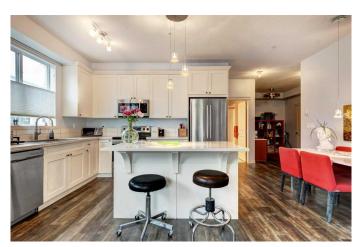
Welcome to this rare and beautifully upgraded 2-bedroom, 2-bathroom plus den ground-floor unit located in a peaceful complex just steps from Fish Creek Park and the river valley pathways. This exceptionally well kept home offers a quiet retreat with the convenience of two parking stallsâ€"one titled underground and one surface stall just outside your private front entrance.

Inside, the bright and open floor plan features luxury vinyl plank flooring throughout, 9-foot ceilings, upgraded lighting and ceiling fans, custom window coverings, and extra windows that flood the space with natural light. The modern kitchen is outfitted with extended-height cabinetry, quartz countertops, a deep upgraded sink & faucet, sleek SS appliance package, a large central island with bar seating, and functional pot drawers for added storage. The spacious living and dining area leads to a private patio with a BBQ gas hookup and gate access to visitor parkingâ€"perfect for entertaining or quick outings.

The primary bedroom offers a walk-through closet and a private 4-piece ensuite, while the second bedroom and additional full bathroom provide ideal space for guests or family. A separate den makes an excellent home office or flex space, and the unit also includes in-suite laundry, air conditioning rough-in, and a secure storage locker underground. Enjoy a low-maintenance lifestyle in a well-managed complex close to schools, public







transit, shopping, restaurants, South Health Campus, Seton YMCA, and with quick access to Deerfoot and Stoney Trail. This move-in-ready home combines comfort, convenience, and exceptional value in a truly unbeatable location.

#### Built in 2015

#### **Essential Information**

MLS® # A2233869 Price \$364,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 944
Acres 0.00
Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 1112, 522 Cranford Drive Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M2L7

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Parkade, Stall, Titled

#### Interior

Interior Features High Ceilings, No Smoking Home, Quartz Counters

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard, Natural Gas

Cooling Rough-In

# of Stories 4

#### **Exterior**

Exterior Features None

Construction Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed June 24th, 2025

Days on Market 49
Zoning M-2
HOA Fees 183

HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.