

# \$299,900 - 1309, 522 Cranford Drive Se, Calgary

MLS® #A2264305

**\$299,900**

2 Bedroom, 2.00 Bathroom, 851 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to UNIT 1309, an immaculate 2-BEDROOM, 2-BATHROOM condo offering a serene lifestyle in one of SE Calgary's most desirable communities, Cranston.

Perched on the THIRD FLOOR WITH COOL NORTH EXPOSURE, this beautiful home is filled with natural light and thoughtful design. Enjoy TWO PARKING STALLS – one titled HEATED UNDERGROUND with a STORAGE LOCKER CONVENIENTLY LOCATED IN FRONT, and one ASSIGNED OUTDOOR STALL. Step inside to find 9-FOOT CEILINGS, LAMINATE FLOORING, and a SMART OPEN-CONCEPT LAYOUT that maximizes space and flow. The kitchen features WHITE CABINETRY, WHITE APPLIANCES, ample counter space, and a PENINSULA WITH SEATING – perfect for casual dining or entertaining. The bright living and dining areas open to your PRIVATE NORTH-FACING BALCONY, an ideal spot to unwind and enjoy peaceful evenings. The PRIMARY BEDROOM includes a WALK-THROUGH CLOSET AND 4-PIECE ENSUITE, while the SECOND BEDROOM – separated for privacy – sits adjacent to ANOTHER FULL BATHROOM. Added conveniences include IN-SUITE LAUNDRY with extra storage. This WELL-MANAGED, PET-FRIENDLY COMPLEX is surrounded by parks and green space, with easy access to CRANSTON RAVINE, SCHOOLS, SHOPPING, THE SETON URBAN DISTRICT, SOUTH HEALTH CAMPUS, FISH CREEK PARK, and major



routes like STONEY AND DEERFOOT TRAILS. As a resident, youâ€™ll also enjoy EXCLUSIVE ACCESS TO CENTURY HALL, featuring a gymnasium, splash park, outdoor rink, and more. Whether youâ€™re a FIRST-TIME BUYER, INVESTOR, OR DOWNSIZER, this home offers LOW-MAINTENANCE LIVING, MODERN COMFORT, AND UNBEATABLE LOCATION â€“ the perfect balance of calm and connection.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264305          |
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 851               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 1309, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2L7                     |

**Amenities**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                                           |

|         |                             |
|---------|-----------------------------|
| Parking | Parkade, Stall, Underground |
|---------|-----------------------------|

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                              |
| Cooling           | None                                                                                |
| # of Stories      | 4                                                                                   |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Courtyard                        |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 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.