

# \$365,000 - 1303, 522 Cranford Drive Se, Calgary

MLS® #A2222759

**\$365,000**

2 Bedroom, 2.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Bright, peaceful, and ideally located – welcome to Unit 1303 in Cranston Ridge. This immaculate 2-bedroom, 2-bathroom condo is perched on the 3rd floor with desirable northwest exposure, offering beautiful natural light and views of a quiet residential street. It includes a titled heated underground parking stall with an assigned storage locker right in front, adding ease and security to your everyday routine. Just steps to two parks and the picturesque Cranston ravine, this home is surrounded by calm and convenience.

Inside, you’ll find 9-foot ceilings, vinyl plank flooring, and a smart, open-concept layout that makes the most of every square foot. The kitchen is both functional and stylish, with quartz countertops, white shaker cabinetry, a full-height backsplash, stainless steel appliances, and a peninsula with seating – ideal for casual meals or gathering with friends.

The open living and dining areas lead to a private northwest-facing balcony – your spot for relaxing evenings and summer sunsets. The primary bedroom features a walk-through closet and a 3-piece ensuite, while the second bedroom – located across the unit for added privacy – sits next to a 4-piece bathroom. Enjoy the convenience of in-suite laundry with extra storage.



This well-managed, pet-friendly building is close to schools, shopping, the Seton Urban District, South Health Campus, Fish Creek Park, and major routes like Stoney and Deerfoot Trails. Residents also enjoy exclusive access to Century Hall, with amenities like a gymnasium, splash park, outdoor rink, and more.

Whether youâ€™re a first-time buyer, investor, or downsizer, this home offers a thoughtful layout, a connected location, and a truly relaxed lifestyle. Come see why this could be the right fit for your next move.

Built in 2014

**Essential Information**

MLS® #	A2222759
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1303, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

**Amenities**

Amenities	Clubhouse, Other, Park, Party Room, Recreation Facilities, Playground, Racquet Courts
Parking Spaces	1
Parking	Stall, Titled, Underground

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Lighting, Playground
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	10
Zoning	M-2
HOA Fees	181
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Coldwell Banker Mountain Central
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