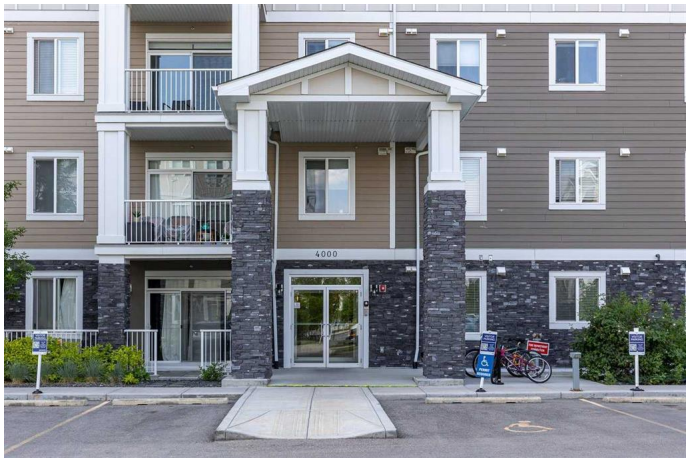
$350,000 - 4305, 522 Cranford Drive Se, Calgary

MLS® #A2233144

$350,000
2 Bedroom, 2.00 Bathroom, 840 sqft
Residential on 0.00 Acres

Cranston, Calgary, Alberta



Welcome to your stylish oasis in the heart of Cranston â€“ where modern living meets everyday convenience! This beautifully upgraded unit offers the feel of new construction without the price tag, and itâ€™s just a 5-minute walk to scenic Cranston Ridge with quick access to the Bow River valley. Step inside to a spacious entryway that flows into a bright, open-concept living area. The heart of the home is a stunning kitchen featuring over $15,000 in upgrades â€“ including sleek quartz countertops, modern stainless steel appliances, pendant lighting, and a HUGE island with seating for four. Durable vinyl flooring adds both beauty and function throughout the main space. Enjoy the privacy of a smart split-bedroom layout, with the primary suite boasting a large walk-in closet, dual sinks, upgraded shower, and extra cabinet storage. Big windows fill the space with natural light, and the living room opens directly to a large balcony â€“ perfect for relaxing or entertaining. It also includes a titled parking stall just steps from the entrance.

Ideally located near shopping, dining, and nightlife in the Seton commercial district. You're minutes from the Seton YMCA, South Health Campus, and six golf courses within a 10-minute radius. Whether you're an outdoor adventurer or a city dweller, this location truly offers it all!

Built in 2020

Essential Information

MLS® #	A2233144
Price	$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4305, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Wood Frame, Vinyl Siding

Additional Information

Date Listed	June 20th, 2025
Days on Market	83
Zoning	M-2
HOA Fees	175
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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