

\$349,900 - 2306, 522 Cranford Drive Se, Calgary

MLS® #A2238807

\$349,900

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Bright & spacious 2 bedroom, 2 full bath west facing condo in Cranston Ridge! The open plan presents vinyl plank flooring & high ceilings, showcasing a spacious living/dining area & kitchen thatâ€™s tastefully finished with quartz counter tops, crisp white cabinetry & stainless steel appliances, including a new rangehood & microwave. The spacious primary bedroom boasts a walk-through closet to a private 4 piece ensuite with dual sinks & oversized shower. The second bedroom & 4 piece bath are perfect for guests. Other notable features include air conditioning, in-suite laundry/storage room, a sunny west facing balcony with gas BBQ outlet, one titled underground parking stall & one assigned storage locker. The location is incredibly convenient, close to Bow River pathway system, Brookfield Residential YMCA, schools, shopping, South Health Campus & easy access to Deerfoot Trail. Quick possession is available!

Built in 2019

Essential Information

MLS® #	A2238807
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842



Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2306, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

Exterior

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

Additional Information

Date Listed	July 10th, 2025
Days on Market	9
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX First

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