

# \$384,900 - 1112, 522 Cranford Drive Se, Calgary

MLS® #A2198277

**\$384,900**

2 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

**\*\*OPEN HOUSE\*\*** Saturday March 15th from 1PM-3PM\*\* Cranston Ridge! Gorgeous main floor corner unit with an assigned parking spot right outside your patio door, along with one underground parking stall and separate storage unit! This large 2 bed + 2 bath + den has it ALL! Beautiful open concept showcasing the luxury vinyl plank flooring, 9' ceilings, custom blinds, including upgraded lighting + ceiling fans, quartz countertops in the kitchen and bathroom and silgranite kitchen sink + tap. The bright and spacious living room and kitchen features upgraded cabinet height, SS appliance package, large island with extra seating, pot drawers and plenty of extra windows to bring in that natural light. Large primary has walk-through closet to 4pc ensuite, ample 2nd bedroom with 4 pc bath, den and in-suite laundry complete the floor plan. The balcony offers a gas line for your BBQ hookup and private gate for easy access to visitor parking. A/C is roughed in. Ready for you to move in and enjoy! Steps to walking and biking trails. Close to schools, public transit, and just minutes to the South Health Campus, Seton YMCA, shopping, theatre, restaurants and easy access to Deerfoot and Stoney trail.

Built in 2015

## Essential Information

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Price	\$384,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	945
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	T3M 2L7

### **Amenities**

Amenities	Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Underground

### **Interior**

Interior Features	High Ceilings, No Smoking Home
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	Balcony, BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	35
Zoning	M-2
HOA Fees	183
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	CIR Realty
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