

# \$385,000 - 3113, 522 Cranford Drive Se, Calgary

MLS® #A2210799

**\$385,000**

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome Home! This bright and spacious 2 bedroom 2 bath main floor corner unit has vinyl plank flooring, 9 ft ceilings, an open layout and is move in ready. The kitchen has plenty of natural light from the window above the sink, an abundance of cabinets, quartz counters, stainless steel appliances and central island with seating and is open to the dining and living rooms, making entertaining a breeze. The living room also has plenty of windows and patio doors leading to your covered southwest patio with gas line for your BBQ. The primary bedroom features a walk-through closet and a 5 piece ensuite with soaker tub and separate shower. The second bedroom is a good size and would make a great home office or for guests. Insuite laundry and a titled parking stall in the underground parkade with assigned storage locker at the end complete this home. The Cranston Ridge complex is close to schools, shopping, transit and easy an easy commute to the South Calgary Health Campus. Don't miss out on this amazing opportunity.

Built in 2016

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2210799  |
| Price     | \$385,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 888               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3113, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2L7                     |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                         |
| Parking        | Parkade, Stall, Underground               |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Baseboard                                                                     |
| Cooling           | None                                                                          |
| # of Stories      | 4                                                                             |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Lot Description   | Landscaped                          |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 7                |

|                |     |
|----------------|-----|
| Zoning         | M-2 |
| HOA Fees       | 190 |
| HOA Fees Freq. | ANN |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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