

# \$369,900 - 1112, 522 Cranford Drive Se, Calgary

MLS® #A2198277

**\$369,900**

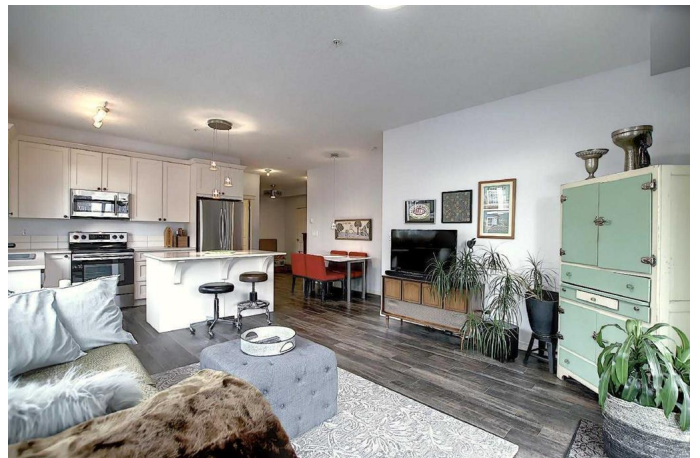
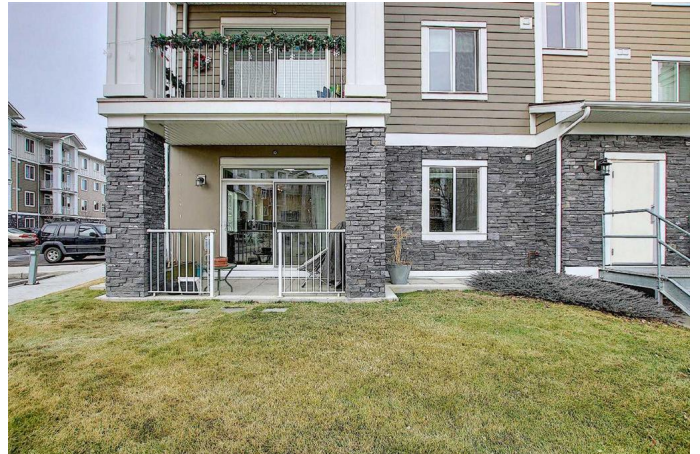
2 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this safe and quiet complex next to the scenic River valley and walking paths of Fish Creek Park. Rare 2 parking spots - Walk directly from one surface parking spot directly into your unit. Carry in groceries or walk out onto the green space to walk your pet. No driving around searching for a 2nd spot when you have your very own underground titled parking spot and a super handy surface stall. 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 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 and there is a separate storage locker. 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

MLS® #	A2198277
Price	\$369,900
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	2
Parking	Heated Garage, Stall, Titled, Underground, Outside
# of Garages	1

## 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	73
Zoning	M-2
HOA Fees	183
HOA Fees Freq.	MON

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.