

# **\$349,900 - 2205, 522 Cranford Drive Se, Calgary**

MLS® #A2259588

**\$349,900**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this bright and stylish 2 bedroom 2 bathroom condo that blends comfort convenience and modern finishes.

This home includes TWO titled parking stalls with one heated underground and one surface stall just steps from the building entrance. A separate storage locker for extra space for your belongings.

Inside you will find an open concept layout with durable vinyl plank flooring, quartz countertops, stainless steel appliances and upgraded ceiling height cabinetry. The spacious kitchen and dining area flow into a bright living room that opens onto a large west facing balcony perfect for enjoying afternoon sun and evening relaxation.

The primary bedroom features a generous layout with a walk through closet leading to a private 4 piece ensuite. The second bedroom is ideal for guests, a roommate or a home office with another full 4 piece bathroom nearby.

A dedicated laundry room with extra storage makes daily living easy and organized.

Located in a vibrant and connected community you are just minutes from parks walking paths schools and transit with quick access to Deerfoot Trail Stoney Trail and the South Health Campus. The nearby Seton Urban



District offers shopping dining and essential services all close by.

Whether you are a first time buyer, an investor or looking to downsize this home offers a low maintenance lifestyle in an unbeatable location.

Built in 2015

**Essential Information**

MLS® #	A2259588
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2205, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3m2l7

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Parkade, Stall, Underground

**Interior**

Interior Features	No Animal Home, No Smoking Home
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	None
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Metal Frame

## Additional Information

Date Listed	September 25th, 2025
Days on Market	6
Zoning	M-2
HOA Fees	180
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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