

# \$360,000 - 1408, 522 Cranford Drive Se, Calgary

MLS® #A2237961

**\$360,000**

2 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Discover sophisticated living in this top-floor, 2-bedroom, 2-bathroom condo located at 1408, 522 Cranford Drive SE. Recently refreshed with new paint and plush carpet, this bright and airy unit boasts elegant luxury vinyl plank flooring and soaring 9-foot ceilings, creating a spacious and inviting atmosphere. Enjoy incredible south-facing windows that capture mountain views overlooking the courtyard that provide a serene backdrop to your daily life. The thoughtful layout includes in-suite laundry for ultimate convenience. This unit comes complete with a titled underground parking stall and an assigned storage locker conveniently located right by your parking, making organization a breeze. Enjoy being nestled between two parks and a short stroll to the Cranston Ridge pathways, connecting you to miles of walking trails. With quick and easy access to Deerfoot Trail, Stoney Trail, shopping, schools, and the South Campus Hospital, this prime location offers unparalleled accessibility to everything you need.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2237961  |
| Price      | \$360,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 836               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 1408, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2L7                     |

### **Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                     |
| Parking        | Underground                                           |

### **Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                              |
| Cooling           | Central Air                                                                                                            |
| # of Stories      | 4                                                                                                                      |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Courtyard                  |
| Construction      | Stone, Wood Frame, Composite Siding |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 22             |
| Zoning         | M-2            |
| HOA Fees       | 190            |
| HOA Fees Freq. | ANN            |

Listing Details

Listing Office                      eXp Realty

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