

\$349,900 - 1302, 522 Cranford Drive Se, Calgary

MLS® #A2263487

\$349,900

2 Bedroom, 2.00 Bathroom, 982 sqft

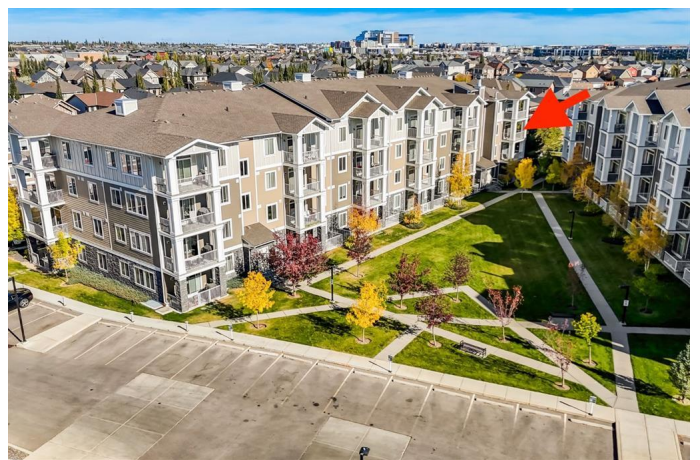
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully appointed South facing corner condo in the heart of Cranston! This 2 bedroom, 2 bathroom + den home offers nearly 1000 sq ft of thoughtfully designed living space, perfect for professionals, downsizers, or investors. The modern kitchen is truly the heart of the home. Featuring new stainless steel appliances, stone countertops, and a generous island ideal for entertaining or casual dining. The open concept layout flows effortlessly into the dining area and bright living room, where sliding doors lead to a large, covered patio overlooking the quiet courtyard making it the perfect space for your morning coffee. The patio is complete with a BBQ gas line making it perfect for summer evenings.

The primary suite boasts a spacious walk through closet with custom built in shelving, leading into a well appointed ensuite bathroom. The second bedroom and main bath are on the opposite side of the condo making it ideal for guests or roommates. The den offers the perfect work from home setup, creative space, or extra storage. Enjoy secure, heated underground parking and an assigned storage unit directly in front of your parking space.

Located close to shopping centres, the South Health Campus, Seton YMCA, and an abundance of walking and biking trails with stunning natural views, this home offers the perfect balance of comfort, convenience, and



lifestyle.

Don't miss your chance to own in one of
Calgary's most desirable communities!

Built in 2015

Essential Information

MLS® #	A2263487
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	982
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1302, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2L7

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), French Door
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete, Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 10th, 2025
Days on Market	21
Zoning	M-2

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.