

# \$379,900 - 3201, 522 Cranford Drive Se, Calgary

MLS® #A2209363

**\$379,900**

2 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Come home to a beautifully finished 2 bedroom, 2 bathroom corner unit featuring 9' ceilings! Meticulously cared for with oversized windows allowing in streams of daylight, the open floorplan boasts a clean white kitchen with stainless steel appliance package, quartz countertops, glass tile backsplash, island and plenty of storage. Entertain guests with the open concept to the dining and large living room. The living room includes an AC unit and patio doors leading to the private balcony overlooking the green space. Relax in the primary bedroom and enjoy the impressive five piece ensuite with walk-through closet. The second bedroom is a generous size next to the full bathroom. In suite laundry and closets complete the upgraded unit. Quickly access the elevator from the unit, your titled parking and dedicated assigned storage! There is extra parking for visitors! Enjoy sports amenities at Century Hall, trails leading to Fish Creek Provincial Park, nearby transit, parks, shopping quick access to Deerfoot, Stoney and South Health Campus. Book your private showing! Flexible possession!

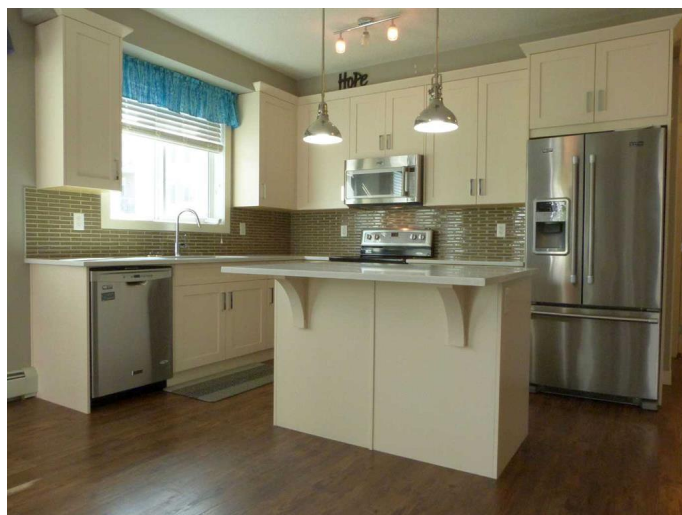
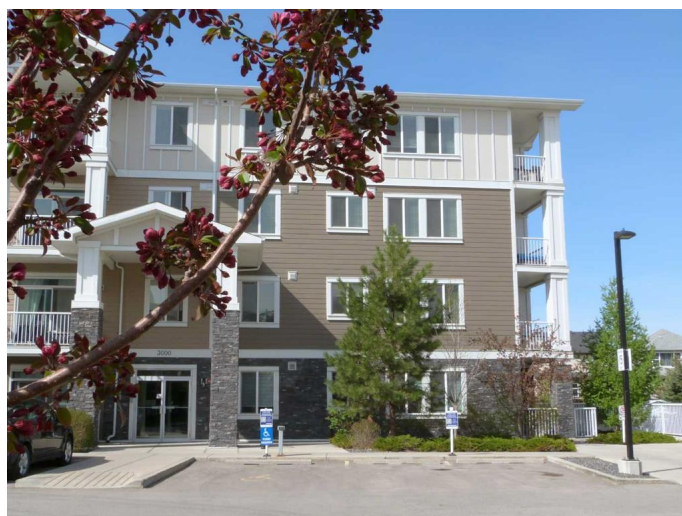
Built in 2016

## Essential Information

MLS® # A2209363

Price \$379,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3201, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

### Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Off Street, Parkade, Stall, Underground, Enclosed, See Remarks, Secured, Titled

### Interior

Interior Features	Closet Organizers, Double Vanity, Elevator, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Other
# of Stories	4

### Exterior

Exterior Features	Balcony, Storage
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame, See Remarks

### Additional Information

Date Listed	April 8th, 2025
Days on Market	44

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

## Listing Details

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

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.