

# \$307,500 - 1207, 522 Cranford Drive Se, Calgary

MLS® #A2114775

**\$307,500**

2 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

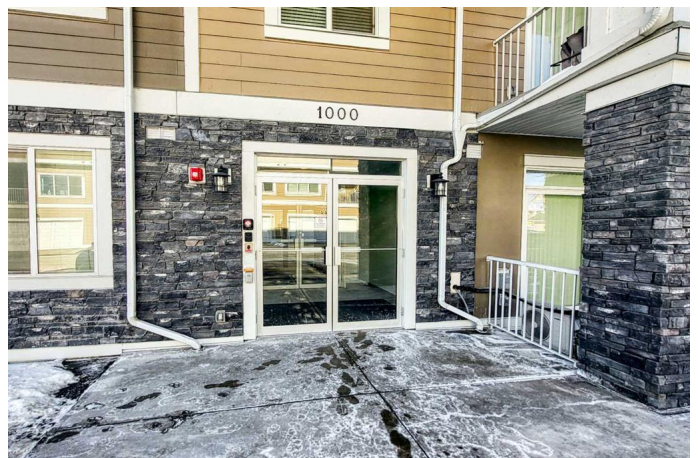
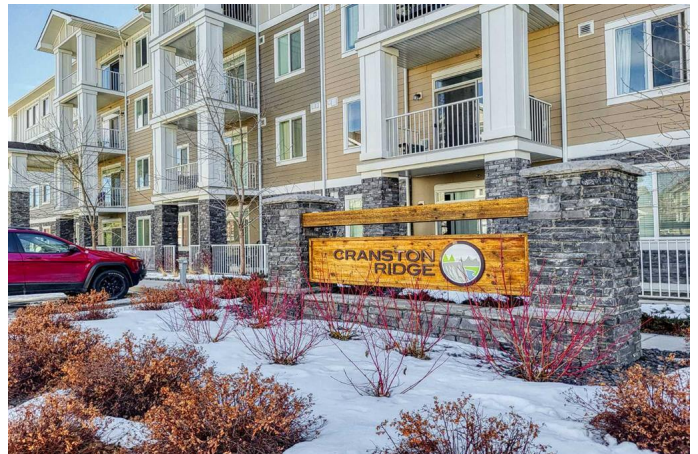
Fantastic opportunity to own a modern condo located in the community of Cranston in a pet friendly building! This 2 bedroom, 2 bathroom well laid out unit offers an open-concept layout and large windows allowing in an abundance of natural light. The well equipped kitchen has timeless white cabinetry, stainless steel appliances, plenty of storage and a breakfast bar for additional seating while overlooking the living and dining area - making this the perfect space for entertaining friends and family. The primary bedroom features ample space for a king bed with a walk-in closet and a 4-piece ensuite bathroom. A second bedroom, 4-piece bathroom, laundry room and covered balcony complete this unit. Completing this condo is a spacious and covered balcony, in-unit laundry, and a large storage room. Don't overlook the TWO titled parking spots and assigned storage locker. Ideally situated within Cranston, this property is a short walk from nearby parks, shopping, restaurants, schools, and trails along Fish Creek and river that offer breathtaking views of the mountains. Access around the city and daily commuting is easy with quick access to both Deerfoot and Stoney Trail. Don't miss out on this incredible opportunity in Cranston!

Built in 2015

## Essential Information

MLS® #

A2114775



|                |               |
|----------------|---------------|
| Price          | \$307,500     |
| Sold Price     | \$360,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 836           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1207, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2L7                     |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage, Visitor Parking |
| Parking Spaces | 2                                              |
| Parking        | Off Street, Outside, Titled                    |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                    |
| Heating           | Baseboard, Hot Water                                                               |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2024 |
| Date Sold      | March 22nd, 2024 |
| Days on Market | 7                |
| Zoning         | M-2              |
| HOA Fees       | 183.00           |
| HOA Fees Freq. | ANN              |

**Listing Details**

Listing Office           MaxWell Canyon Creek

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