

\$368,888 - 3309, 522 Cranford Drive Se, Calgary

MLS® #A2119096

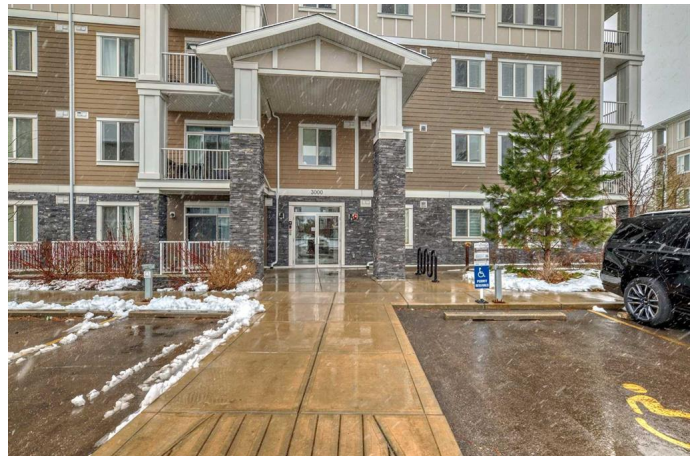
\$368,888

2 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

TWO PARKING STALLS!!! Use for yourself or your overnight/weekend guests without the hassle of on street parking!!! OR rent it!!! OR sell it!!! Bright and inviting two bedroom and two FULL bathroom pet-friendly and modern condo in the award winning Cardel Lifestyles Cranston Ridge development! This unit offers an open concept floor plan with 9 foot ceilings. Generous size living room leading out to a covered balcony with eastern exposure and a gas BBQ outlet. The kitchen features quartz countertops, gourmet pantry, and stainless steel appliances. This unit features BRAND NEW luscious carpeting in both bedrooms! Custom window treatments! In-suite laundry. Did we mention this unit comes with TWO titled parking stalls! (One in the heated underground parkade along with a storage cage, as well as a powered surface stall.) The HOA fee for Cranston community includes year-round access to Century Hall: Outdoor rink, Gymnasium, Banquet Hall and Multi-purpose rooms, Splash Park, Playground and Tennis, Pickleball, and Basketball courts. The community is highly revered, with stunning Cranston Ridge Escarpment, bike/waking paths, plentiful playgrounds, and easy access to Deerfoot and Stoney Trail. Just minutes away from South Health Campus hospital and the Seton entertainment/commercial shopping district, the lively community is bustling with every amenity you could dream of. You won't want to miss this incredible opportunity to live in Cranston! This beautiful home awaits new



owners to enjoy for many years to come!
Realtor Joe Thomson is related to seller.

Built in 2016

Essential Information

MLS® #	A2119096
Price	\$368,888
Sold Price	\$363,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3309, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	April 17th, 2024
Date Sold	May 17th, 2024
Days on Market	30
Zoning	M-2
HOA Fees	159.30
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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