

\$379,900 - 5208, 522 Cranford Drive Se, Calgary

MLS® #A2132051

\$379,900

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this beautiful condo located in the sought-after community of Cranston that is perfect for investors, first-time buyers, or those looking to downsize. This 2 bedroom, 2 bathroom property features an open-concept layout with nearly 850 square feet of living space. This condo backs North West taking advantage of afternoon and evening sun, and the BIG PLUS is it BACKS ONTO THE GREENSPACE, as opposed to a parking lot! Luxury Vinyl Plank flows through the common areas with warm carpet in the bedrooms. Large windows allow natural light to pour throughout the space. The kitchen offers quartz countertops, stainless steel appliances, plenty of storage, and a breakfast bar for additional seating. The kitchen overlooks the living and dining area - making this the perfect space for entertaining friends and family. The primary bedroom features ample space, a walk-in closet, and a 5-piece ensuite bathroom, and the secondary bedroom has its own 4-piece bathroom. Completing this condo is a spacious and covered balcony, in-unit laundry, and a large storage room. This unit offers titled parking in the building's secure underground parkade plus an exterior title spot close to the side entrance along with an assigned storage locker that is conveniently located behind the parking stall. Located within the desirable Cranston Ridge development, this condo is perfect for pet owners with no size or weight restrictions. Ideally situated within Cranston, this property is a short walk



from nearby parks, shopping, restaurants, schools, and trails along the ridge and river that offer breathtaking views of the mountains. Its proximity to Stoney Trail and Deerfoot ensures quick commutes, while the abundance of playgrounds, 350 acres of natural greenspace, schools, shopping centers, bike paths, South Health Campus, transit options, and the YMCA contribute to an enriched lifestyle.. Great value and location, come see today!

Built in 2017

Essential Information

MLS® #	A2132051
Price	\$379,900
Sold Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	5208, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

Amenities

Amenities	Park, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	2

Parking	Parkade, Stall
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Interior

Interior Features	Breakfast Bar, Double Vanity, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings
Heating	Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Construction	Vinyl Siding

Additional Information

Date Listed	May 14th, 2024
Date Sold	June 21st, 2024
Days on Market	38
Zoning	M-2
HOA Fees	145.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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