

\$379,900 - 3101, 522 Cranford Drive Se, Calgary

MLS® #A2138628

\$379,900

2 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Cranston Ridge! This air conditioned 900+ sq.ft main floor corner unit is designed for modern living with a functional floor plan, 9ft ceilings, and engineered hardwood flooring. Large windows fill the space with natural light, creating a warm and inviting atmosphere throughout.

Upon entering, you'll find a spacious front foyer with excellent storage options. The kitchen is a true centerpiece, featuring beautiful full-height, two-toned cabinets, a sleek tile backsplash, granite countertops, an island with ample storage and seating, and stainless steel appliances, including upgraded fridge and dishwasher. The kitchen seamlessly flows into the spacious living room, which has great light from the large patio doors that open to your oversized patio—complete with a BBQ gas line and a gate for easy in-and-out access.

The two bedrooms are thoughtfully separated, providing privacy—ideal for roommates or guests. The primary bedroom comfortably fits a king-sized bed and includes a generous walk-through closet leading to a luxurious ensuite with double sinks, a large shower, and a soaker tub. A second full bathroom and a convenient in-suite laundry area complete this fantastic condo.

Additional features include two titled parking stalls (one underground and one above) and a storage locker. Cranston Ridge, built by Cardel Lifestyles, offers a beautifully landscaped setting with greenspace and ample visitor



parking. Residents enjoy the convenience of nearby shops, services, and restaurants, as well as being within walking distance to the Ridge and having easy access to Stoney and Deerfoot Trails.

Built in 2016

Essential Information

MLS® #	A2138628
Price	\$379,900
Sold Price	\$372,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3101, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, See Remarks, Stall, Titled, Underground

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air, Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Aluminum Siding, Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	August 10th, 2024
Date Sold	September 18th, 2024
Days on Market	39
Zoning	M-2
HOA Fees	190.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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