

\$349,900 - 3205, 522 Cranford Drive Se, Calgary

MLS® #A2146837

\$349,900

2 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to your dream home in the heart of Cranston! This stunning condo, boasting over \$23,000 in upgrades, exudes elegance and modern comfort. Step inside to be greeted by 9' ceilings that amplify the sense of space and airiness. The kitchen is a chef's paradise, adorned with sleek quartz countertops, 41" extended cabinetry, and a suite of stainless steel appliances. The upscale tiled flooring flows seamlessly throughout the living areas, complemented by chic pendant lighting that adds a touch of sophistication. The gourmet pantry ensures you have ample storage space, making meal prep a breeze. Your bright and spacious master bedroom is a true retreat, featuring high-quality carpet underfoot, a ceiling fan with light, and a generous walk-through closet. The ensuite bathroom is a sanctuary in itself, offering an oversized shower, his and hers sinks, and gleaming quartz countertops. The second bedroom and additional 4-piece bathroom are located at the opposite end of the unit, ensuring privacy for residents or guests. Natural light floods the living room, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. Step out onto your private balcony, equipped with a natural gas outlet, ideal for BBQs and enjoying serene evenings with a view of the courtyard. This condo is perfectly positioned, close to schools, playgrounds, shopping centers, the new south hospital, and just steps away from the scenic Fish Creek Park. Experience the pinnacle of



convenience and style in this exceptional
Cranston condo!

Built in 2014

Essential Information

MLS® #	A2146837
Price	\$349,900
Sold Price	\$348,400
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3205, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

Amenities

Amenities	Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas

Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2024
Date Sold	July 23rd, 2024
Days on Market	15
Zoning	M-2
HOA Fees	182.70
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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