

\$395,000 - 4301, 522 Cranford Drive Se, Calgary

MLS® #A2156479

\$395,000

2 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Cranston Ridge, where modern living meets convenience. This stunning third floor corner unit offers 2 bedrooms, 2 bathrooms and a contemporary design with many thoughtful upgrades! The kitchen boasts high-end stainless steel appliances, quartz countertops, extra large island with a stunning waterfall edge, beautiful cabinetry, a pantry, an impressive upgraded hoodfan and new light fixtures over the island. The spacious primary bedroom with blackout blinds, includes a large walk-through closet leading to a beautifully designed 4 piece ensuite with a fully tiled shower, double-sink vanity and additional storage. The second bedroom is bright and located next to the main bathroom. This room is perfectly suited for guests or for use as a home office. The open floor plan flows seamlessly into a generous living area, ideal for entertaining or relaxing in front of the TV (electric fireplace not included). Step outside to the sunny balcony, complete with a natural gas hookup for your BBQ. The corner location offers an abundance of windows and lots of natural light. Additional conveniences include a high-efficiency washer and dryer, a titled heated underground parking stall, and a storage locker conveniently located near your parking space. Cranston Ridge offers a well-maintained and desirable complex, located just minutes from shopping, hiking trails, playgrounds and schools. Enjoy easy access to the Bow River Valley and Fish Creek Park, with excellent connections to Seton, the



South Calgary Health Campus, and major routes like Stoney and Deerfoot Trails. The community HOA fee includes access to the exclusive Century Hall, offering amenities such as a gymnasium, multipurpose rooms, an outdoor rink with a Zamboni, a pleasure pond, toboggan hill, splash park, playground, pickleball/tennis courts, and basketball. This apartment is perfect for anyone seeking an elegant, low-maintenance lifestyle while staying close to nature, playgrounds, and shopping, with quick access to Deerfoot Trail, Stoney Trail, Seton Lifestyle District, and the South Health Campus Hospital. This home is immaculate and ready for you to simply move in!

Built in 2019

Essential Information

MLS® #	A2156479
Price	\$395,000
Sold Price	\$391,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4301, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 2L7

Amenities

Amenities Elevator(s), Visitor Parking

Parking Spaces 1

Parking Underground

Interior

Interior Features High Ceilings, No Smoking Home

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Other

Construction Wood Frame

Additional Information

Date Listed August 9th, 2024

Date Sold September 5th, 2024

Days on Market 27

Zoning M-2

HOA Fees 189.53

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Realty Professionals

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