

\$359,999 - 4210, 522 Cranford Drive Se, Calgary

MLS® #A2161330

\$359,999

2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome home to your stunning 2-bedroom 2 bath in the heart of Cranston. Discover modern living at its best in this remarkable second floor unit, an ideal choice for those looking for a nearly new home without the high cost of brand-new construction. This home offers a perfect blend of nature and city living. Upon entering, you'll be greeted by a spacious foyer that flows into an open-concept kitchen and living area, perfect for entertaining. The kitchen features an oversized island with quartz countertops, modern stainless-steel appliances, and ample cabinetry, all complemented by durable vinyl flooring throughout the main living areas. The living room is spacious enough for cozy movie nights and includes an electric fireplace, adding ambiance and charm to the space. Enjoy sunny days on the large balcony. The unit also comes with a wall A/C unit, ensuring comfort throughout the year. The primary bedroom suite is a relaxing retreat, complete with a large walk-through closet and a 4-piece ensuite featuring dual quartz vanities and extra storage space. There is also a sizeable guest bedroom that can easily double as a home office, a second full 4-piece bathroom, and convenient in-suite laundry. Additional perks include a titled underground parking stall and an assigned storage unit. The location is fantastic, with the Seton commercial district offering dining, shopping, and nightlife just minutes away. The new Seton YMCA and South Health Campus are also nearby. Easy



access to major highways such as Stoney Trail and Deerfoot Trail. This unit truly has it all!

Built in 2019

Essential Information

MLS® #	A2161330
Price	\$359,999
Sold Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	835
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	4210, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

Amenities

Amenities	Park, Playground, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 13th, 2024
Days on Market	14
Zoning	M-2
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
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