

# \$349,900 - 2206, 522 Cranford Drive Se, Calgary

MLS® #A2173143

**\$349,900**

2 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this modern, former show home unit – a stunning 2-bedroom, 2-bathroom condo offering a maintenance-free lifestyle in the heart of Cranston. Located in a quiet and well-maintained complex, this like-new unit provides an exceptional opportunity to enjoy the vibrant community. Schools, shops, and Cranston’s extensive pathway system are all within walking distance, and it’s just a short drive or bike ride to South Health Campus, the world-class YMCA, and the many amenities in nearby Seton. This beautifully designed home balances style and functionality, featuring wide plank vinyl flooring, a neutral colour palette, air conditioning, and abundant natural light throughout. The gourmet kitchen is equipped with stainless steel appliances, quartz countertops, sleek white cabinetry, and a breakfast bar. The adjoining dining area offers ample space for entertaining, while the bright and airy living room provides separation between the bedrooms, ensuring privacy. Step out to the expansive covered balcony, perfect for summer barbecues or relaxing. The primary suite is a true retreat, complete with dual walk-through closets and a luxurious ensuite with dual sinks and an oversized shower. The second bedroom, second full bathroom, and convenient in-suite laundry complete the thoughtful layout. Additional highlights include a heated underground parking stall and an assigned storage locker. For outdoor enthusiasts, the proximity to Fish



Creek Park is unbeatable, and Cranston's private community clubhouse offers sports courts, a spray park, and a skating rink. With easy access to Stoney and Deerfoot Trails, this move-in ready home offers an exceptional lifestyle in an ideal location

Built in 2019

**Essential Information**

MLS® #	A2173143
Price	\$349,900
Sold Price	\$361,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

**Community Information**

Address	2206, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

**Amenities**

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

**Interior**

Interior Features	Breakfast Bar, Double Vanity, Open Floorplan, Quartz Counters,
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	Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas, Hot Water
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 17th, 2024
Date Sold	October 25th, 2024
Days on Market	8
Zoning	M-2
HOA Fees	190.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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