

# \$340,000 - 5209, 522 Cranford Drive Se, Calgary

MLS® #A2234391

## \$340,000

2 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Cranston Ridge, a place you will love to call home. This 2 bedroom & 2 bathroom property is ready for immediate possession by its next proud owner. Your new home features a floorplan that is ideal for both living & entertaining. After stepping inside you will notice the kitchen has a timeless feel thanks to the stately cabinets and granite countertops blended together by the interlaced subway tile backsplash. Note the updated lighting, along with the large single sink, an upgrade which was a well thought of at time of build. You will also appreciate having enough space for your dining table and stools at the kitchen counter. This floorplan offers bedrooms on either side of the living room, making it optimal for maximum privacy between the rooms. Step inside the primary bedroom and enjoy enough space for your bed and furniture, plus a walkthrough closet and a nicely appointed 5 piece ensuite also featuring a dual vanity adorned by a granite countertop, undermount sinks, and additional cabinetry. The spare bedroom is also a good size and is next to the second full bathroom also feature an easy to clean granite countertop with undermount sink. A good sized balcony, In suite storage round out the home, while your vehicle stays warm and secure in the underground titled parking which also includes storage. Located in the highly sought after community of Cranston, close to the South hospital, Seton YMCA, Stoney and Deerfoot trail, along with all the amenities you both love



and deserve, the location is fantastic! Book your private viewing with your favorite Realtor and make this attractively priced home yours before someone else does!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234391          |
| Price          | \$340,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 848               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 5209, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2L7                     |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Secured Parking, Visitor Parking |
| Parking Spaces | 1                                |
| Parking        | Parkade, Stall, Underground      |

**Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                   |

|              |                        |
|--------------|------------------------|
| Heating      | Baseboard, Natural Gas |
| Cooling      | None                   |
| # of Stories | 4                      |
| Basement     | None                   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 7               |
| Zoning         | M-2             |
| HOA Fees       | 175             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.