

# \$369,900 - 1112, 522 Cranford Drive Se, Calgary

MLS® #A2198277

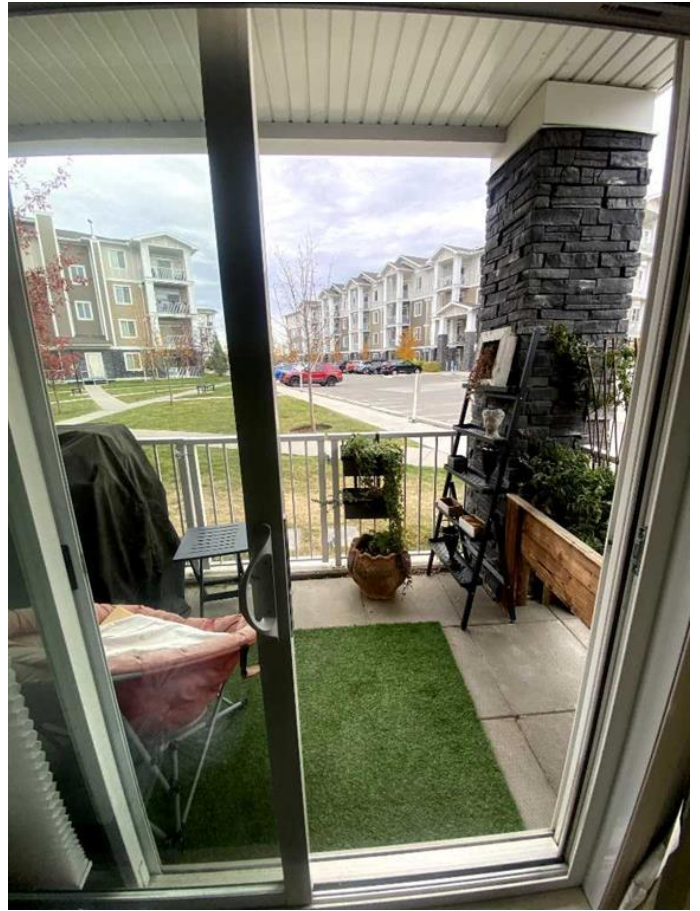
**\$369,900**

2 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Private patio entry with only one neighbor above and one beside!! Rare 2 parking spots - Walk directly from one surface parking spot into your unit. Welcome to this safe and quiet complex next to the scenic River valley and walking paths of Fish Creek Park. Easy access to take your pet out for a walk or bring in groceries! No driving around searching for a 2nd spot when you have your very own underground titled parking spot and a super handy surface stall. This large 2 bed + 2 bath + den has it ALL! Beautiful open concept showcasing the luxury vinyl plank flooring, 9' ceilings, custom blinds, including upgraded lighting + ceiling fans, quartz countertops in the kitchen and bathroom and kitchen sink + tap. The bright and spacious living room and kitchen features upgraded cabinet height, SS appliance package, large island with extra seating, pot drawers and plenty of extra windows to bring in that natural light. Large primary has walk-through closet to 4pc ensuite, ample 2nd bedroom with 4 pc bath, den and in-suite laundry complete the floor plan. The balcony offers a gas line for your BBQ hookup and private gate for easy access to visitor parking. A/C is roughed in and there is a separate storage locker. Ready for you to move in and enjoy! Steps to walking and biking trails. Close to schools, public transit, and just minutes to the South Health Campus, Seton YMCA, shopping, theatre, restaurants and easy access to Deerfoot and Stoney trail.



Built in 2015

## Essential Information

MLS® #	A2198277
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1112, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

## Amenities

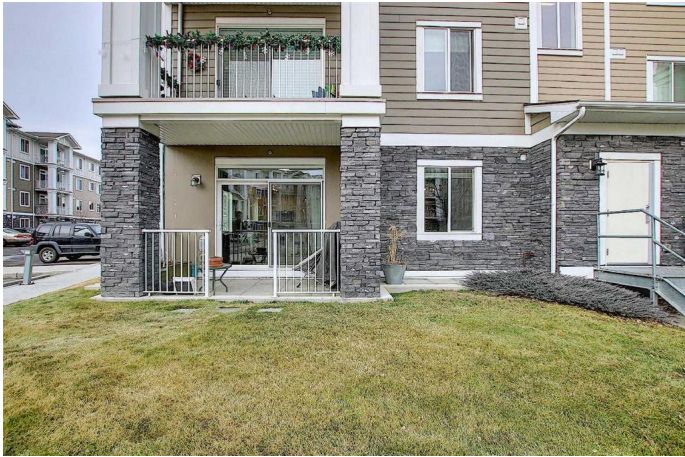
Amenities	Visitor Parking, Playground
Parking Spaces	2
Parking	Underground, Heated Garage, Outside, Stall, Titled
# of Garages	1

## Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	Rough-In
# of Stories	4

## Exterior

Exterior Features    Balcony, BBQ gas line  
Lot Description      Corner Lot  
Roof                    Asphalt Shingle  
Construction        Vinyl Siding, Wood Frame



**Additional Information**

Date Listed            March 3rd, 2025  
Days on Market      96  
Zoning                 M-2  
HOA Fees             183  
HOA Fees Freq.      MON

**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.