

# \$350,000 - 2310, 522 Cranford Drive Se, Calgary

MLS® #A2224874

**\$350,000**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this stunning 2-bedroom, 2-bathroom condo, offering an amazing floorplan with incredible finishings. This is truly a beautifully designed living space that is complemented with 1 titled parking stall dedicated assigned storage. The kitchen is truly the heart of this home and opens onto a good-sized dining room while the living room easily accommodates your furnishings and provides access to your private balcony through an oversized sliding door.. Kitchen is beautifully appointed with quartz counters, white cabinets and integrated, stainless steel appliance package; wall oven, built-in microwave, electric cooktop and chimney-style hood fan along with good-size breakfast bar, pendant lighting and ample work/storage space. Enjoy modern convenience with remote-controlled blinds in the living room allowing you to easily adjust natural light and privacy with the touch of a button. The primary bedroom has a pass-through closet on your way to the double vanity enshrined in suite bathroom. The second bedroom is a generous size next to the full bathroom. In suite laundry and closets complete the upgraded unit. There is extra parking for visitors! Enjoy sports amenities at Century Hall, trails leading to Fish Creek Provincial Park, nearby transit, parks, shopping quick access to Deerfoot, Stoney and South Health Campus. Book your private showing!

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224874          |
| Price          | \$350,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 842               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2310, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M2L7                      |

## Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Parkade, Underground         |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Elevator, No Smoking Home                                                                          |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Built-In Oven, Electric Cooktop |
| Heating           | Baseboard                                                                                                          |
| Cooling           | None                                                                                                               |
| # of Stories      | 4                                                                                                                  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Storage, Playground          |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame, Composite Siding |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 101            |
| Zoning         | M-2            |
| HOA Fees       | 190            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Zolo Realty |
|----------------|-------------|

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