

# \$295,000 - 3107, 522 Cranford Drive Se, Calgary

MLS® #A2249002

**\$295,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully upgraded ground-floor unit in the desirable community of Cranston Ridge. This 2-bedroom, 2-bathroom home showcases modern finishes, including granite countertops, an extended pantry, a convenient breakfast bar, and an open-concept layout filled with natural light. The spacious primary suite features a walk-in closet and a private ensuite with dual vanities. The second bedroom and a full 4-piece bathroom are thoughtfully positioned on the opposite side for added privacy. Enjoy outdoor living on your covered patio with a gas line hookup, plus the convenience of an underground storage locker. Surrounded by scenic pathways, parks, and nearby shopping, this location also offers quick access to the South Health Campus and major amenities. Don't miss the opportunity to own this exceptional home in the vibrant community of Cranston!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249002  |
| Price          | \$295,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 843       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3107, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2L7                     |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Stall, Titled                         |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove(s)                                                           |
| Heating           | Baseboard                                                                                                                                         |
| Cooling           | None                                                                                                                                              |
| # of Stories      | 4                                                                                                                                                 |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line                        |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 84                |
| Zoning         | M-2               |
| HOA Fees       | 180               |
| HOA Fees Freq. | ANN               |

**Listing Details**

Listing Office                      Grassroots Realty Group

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