

# \$365,000 - 5408, 522 Cranford Drive Se, Calgary

MLS® #A2208515

## \$365,000

2 Bedroom, 2.00 Bathroom, 834 sqft

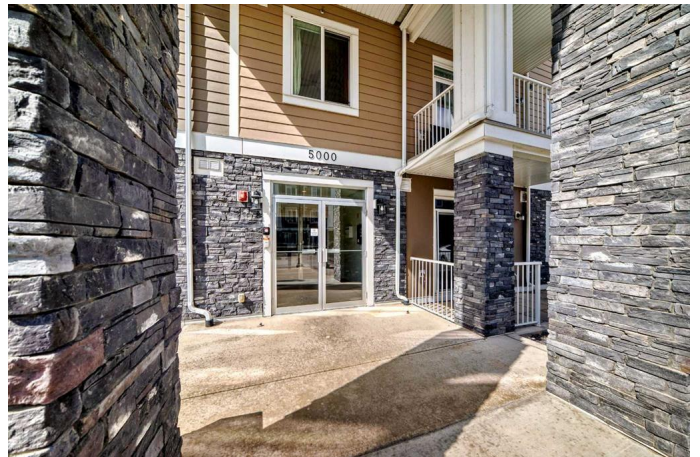
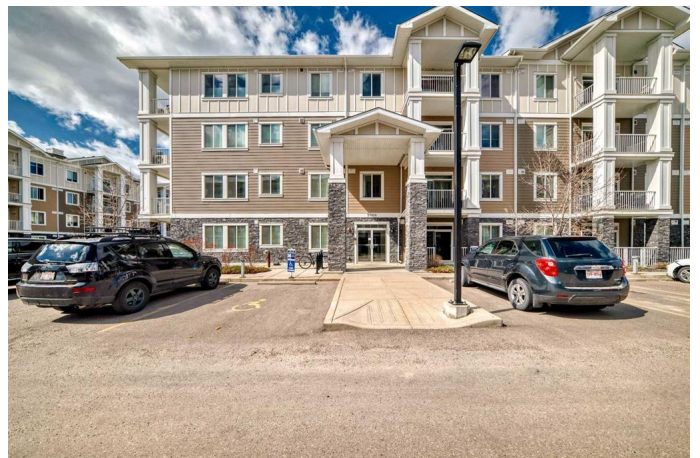
Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome home to this beautiful 2-bedroom, 2-bathroom condo, ideally situated in the community of Cranston! This top-floor gem offers a spacious, open-concept layout with soaring 9-ft. ceilings and stylish Deluxe Plank flooring. Gourmet kitchen featuring quartz countertops, upgraded stainless steel appliances, 41" upper cabinets, tile backsplash, large pantry, and a spacious eat-up bar. The living room separates the space between the master and the second bedroom, providing quiet and privacy to your guests or children. The living room with sliding glass doors leading to a NW facing balcony equipped with a natural gas hookup for your BBQ. When you step out onto the balcony, you'll overlook the green space and Mountain View. Spacious master retreat with a walk-through closet leading to a sleek 4-piece ensuite. The 2nd bedroom with its own 4-piece bath, perfect for guests or a home office. In-suite laundry & storage room for added convenience plus an additional storage cage in underground for extra storage. 2 titled parking stalls - one underground heated stall and one surface stall. This complex is steps away from parks, walking paths, transit, and amenities, with easy access to Stoney Trail for seamless commuting. Schedule your private showing today!

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2208515          |
| Price          | \$365,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 834               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 5408, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2L7                     |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Visitor Parking                                |
| Parking Spaces | 2  |
| Parking        | Additional Parking, Stall, Titled, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters, Elevator                                     |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line               |
| Roof              | Asphalt Shingle                     |
| Construction      | Stone, Wood Frame, Composite Siding |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 2                |
| Zoning         | M-2              |
| HOA Fees       | 190              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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