

# \$368,000 - 4101, 522 Cranford Drive Se, Calgary

MLS® #A2209519

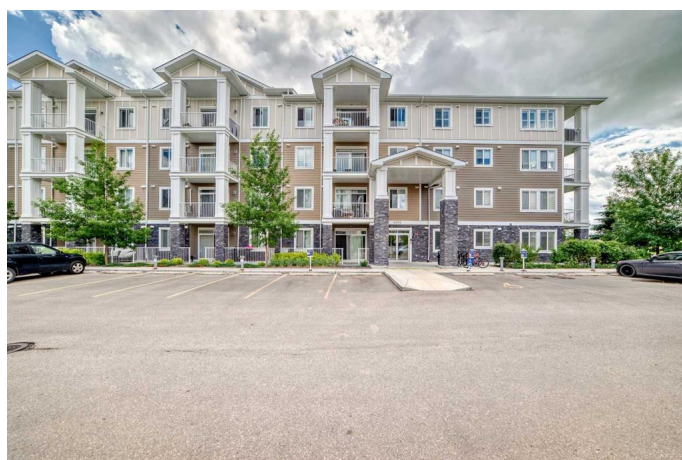
**\$368,000**

2 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to CRANSTON RIDGE, where modern comfort meets a prime location. This beautifully designed GROUND-FLOOR CORNER UNIT offers 2 SPACIOUS BEDROOMS, 2 FULL BATHROOMS, and HIGH-END FINISHES throughout â€” perfect for FIRST-TIME BUYERS, DOWNSIZERS, or INVESTORS. Enjoy a BRIGHT, OPEN-CONCEPT LAYOUT featuring a GOURMET KITCHEN with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, UPGRADED MAPLE CABINETS with dovetail drawers, and a REVERSE OSMOSIS WATER FILTRATION SYSTEM. The living and dining area flow seamlessly onto an OVERSIZED PATIO with a NATURAL GAS HOOKUP â€” perfect for year-round BBQs and relaxing evenings. The PRIMARY SUITE includes a WALK-THROUGH CLOSET with UPGRADED BUILT-IN SHELVING and a PRIVATE 4-PIECE ENSUITE. The second bedroom offers flexible space for guests or a home office. Additional highlights include IN-SUITE LAUNDRY, TITLED HEATED UNDERGROUND PARKING, and a SECURE STORAGE LOCKER â€” ALL INCLUDED. Located just MINUTES FROM THE SCENIC BOW RIVER PATHWAY, and close to PARKS, SCHOOLS, SHOPPING, and RESTAURANTS. Enjoy EASY ACCESS TO DEERFOOT AND STONEY TRAIL for a stress-free commute. DONâ€™T MISS YOUR OPPORTUNITY to own a



WELL-MAINTAINED, LOW-MAINTENANCE  
home in one of CALGARY'S MOST  
DESIRABLE COMMUNITIES.

Built in 2019

### Essential Information

MLS® #	A2209519
Price	\$368,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	4101, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2L7

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Walk-In Closet(s), Built-in Features
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Purifier
Heating	Baseboard

Cooling	None
# of Stories	4

### Exterior

Exterior Features	Other
Construction	Stone, Wood Frame, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 7th, 2025
Days on Market	99
Zoning	M-2
HOA Fees	183
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Kirin Realty & Management Inc.
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