

# \$344,900 - 4209, 522 Cranford Drive Se, Calgary

MLS® #A2256815

**\$344,900**

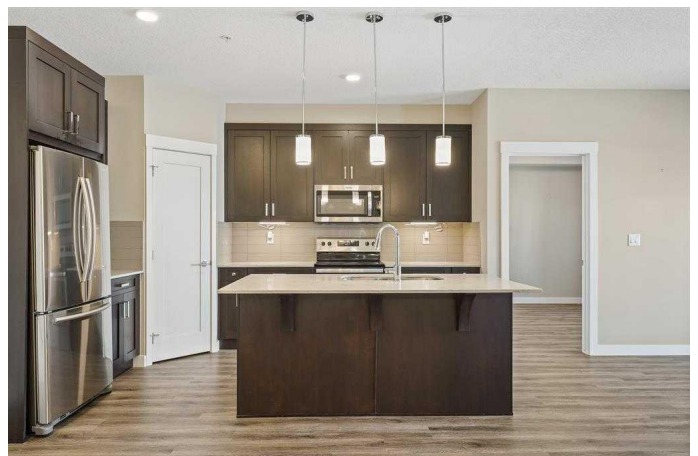
2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.66 Acres

Cranston, Calgary, Alberta

Amazing STYLISH 2bed/2bath with tons of UPGRADES with EXCLUSIVE ACCESS to Cranston Century Hall! --- Welcome to Unit 4209 at Cranston Ridge â€” a perfect blend of style, space, and modern comfort in one of Calgaryâ€™s most vibrant communities. This immaculate 2-bedroom, 2-bath condo offers an open-concept design that effortlessly combines functionality with aesthetic appeal. The gourmet kitchen features sleek cabinetry, stainless steel appliances, and a large island ideal for casual meals or entertaining guests. The spacious living area opens onto a private balcony â€” the perfect spot to unwind with a morning coffee or evening wine. The generously sized primary suite includes a walk-through closet and a private ensuite, while the second bedroom, tucked away on the opposite end, offers flexibility for a childâ€™s room, home office, or guest space.

Exclusive access to Century Hall, a 22,000 sq ft facility operated by the Cranston Residents Association. This vibrant hub features a full-sized gymnasium, splash park, tennis and basketball courts, a hockey rink, playgrounds, and year-round community programming for all ages. With in-suite laundry, underground titled parking, and secure storage, this unit meets all the essentials. Whether youâ€™re a young family looking for a smart start, a couple settling into your next chapter, an ambitious single seeking stylish surroundings, or an investor eyeing long-term value, this condo



checks every box. Located steps from parks, schools, shops, and transit “ with quick access to Deerfoot, Stoney Trail, and the South Health Campus “ it’s a lifestyle investment you won’t want to miss.

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256815          |
| Price          | \$344,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 842               |
| Acres          | 0.66              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 4209, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2L7                     |

**Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Playground, Visitor Parking, Racquet Courts |
| Parking Spaces | 1                                                                   |
| Parking        | Underground                                                         |

**Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Elevator |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood                                               |

|              |                                                            |
|--------------|------------------------------------------------------------|
|              | Fan, Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating      | Baseboard, Natural Gas                                     |
| Cooling      | ENERGY STAR Qualified Equipment, Wall Unit(s)              |
| # of Stories | 4                                                          |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Courtyard, Playground      |
| Construction      | Composite Siding, Stone, Wood Frame |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 1                    |
| Zoning         | M-2                  |
| HOA Fees       | 183                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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