

# \$344,900 - 4205, 522 Cranford Drive Se, Calgary

MLS® #A2269748

**\$344,900**

2 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Cranston Ridge â€” where modern style meets everyday convenience! This STUNNING 2-bedroom, 2-bathroom condo showcases an open floor plan, wide-plank flooring, and plenty of natural light. The UPGRADED & EXTENDED KITCHEN impresses with QUARTZ countertops, stainless steel appliances, a corner pantry, tile backsplash, built-in microwave, and a welcoming eat-up bar at the spacious kitchen island. Two-tone cabinetry and a designer accent wall add a touch of flair. The bright living area opens to a private balcony with a natural gas hookupâ€”perfect for barbecuing or relaxing outdoors. The spacious primary suite fits a king bed and features a WALK-THROUGH CLOSET and 4-piece ensuite with a glass shower and separate tub. A second bedroom, full bath, and in-suite laundry complete the layout. Enjoy AIR CONDITIONING, TITLED UNDERGROUND PARKING, and a separate storage locker. Ideally located near shops, restaurants, parks, and major roadways, this home offers the perfect blend of comfort and convenience in sought-after Cranston Ridge!

Built in 2019

## Essential Information

MLS® # A2269748

Price \$344,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 845               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4205, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M2L7                      |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                 |
| Parking        | Garage Door Opener, Underground, Enclosed                         |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator                                                             |
| Heating           | Baseboard, Natural Gas                                                                                                             |
| Cooling           | Wall Unit(s)                                                                                                                       |
| # of Stories      | 4                                                                                                                                  |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, BBQ gas line                 |
| Construction      | Cement Fiber Board, Stone, Wood Frame |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 7th, 2025 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 2   |
| Zoning         | M-2 |
| HOA Fees       | 190 |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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