

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

MLS® #A2209519

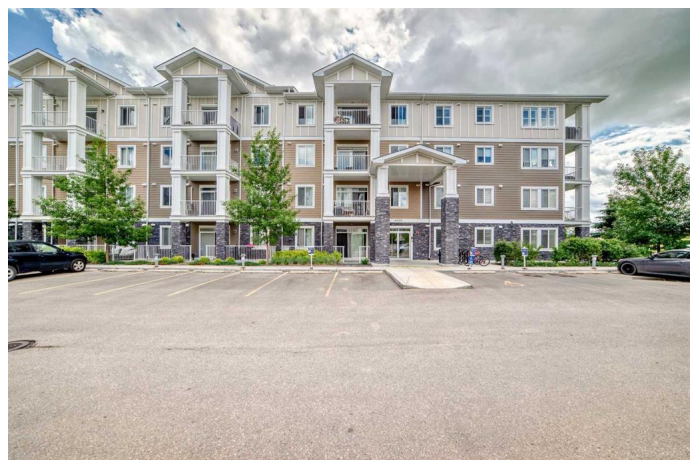
**\$368,000**

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 | 119             |
| Zoning         | M-2             |
| HOA Fees       | 183             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Kirin Realty & Management Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.