

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

MLS® #A2209519

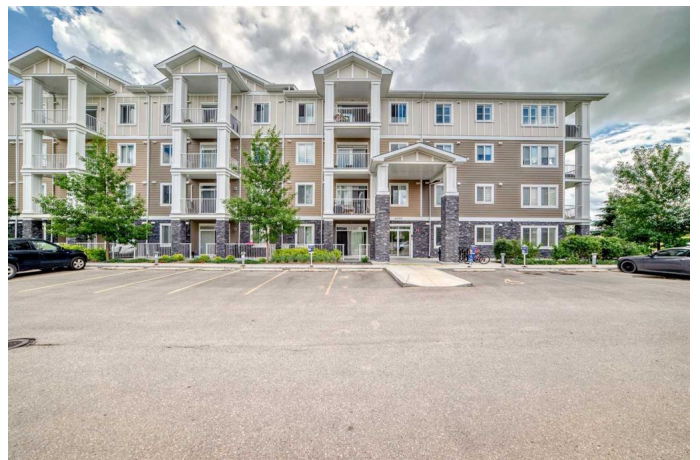
**\$368,000**

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	116
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.