

5411, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2296498



\$339,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: Wall-Mounted Electric Fireplace, Floating Desk in Secondary Bedroom, Wall Mount and 50" TV in Primary Bedroom.

Welcome to this beautifully maintained top-floor corner unit located in the desirable community of Cranston, directly across from a park and surrounded by walking paths along the ridge. This original-owner home offers a quiet setting in a very well-maintained building and shows true pride of ownership. The bright and functional layout features 2 bedrooms, 2 bathrooms and 9' ceilings, creating an open and airy feel throughout the open, interior living space. The kitchen is thoughtfully designed with caesar stone countertops, upgraded backsplash, pull-out shelving in the island, and four additional drawers for added storage, making it both practical and stylish. The primary bedroom includes a walk-through closet and a spacious ensuite complete with a double vanity, deep soaker tub, and separate stand-up shower. The second bathroom features a convenient tub/shower combination. Additional highlights include upgraded lighting, custom top-down bottom-up window blinds, air conditioning, and a cozy electric fireplace. Step outside to the SE-facing patio, perfect for enjoying morning sun. This move-in ready home has been meticulously cared for with no pets and no smoking, was fully repainted in 2025, and offers a fantastic location in a family-friendly neighbourhood with parks at both ends of the street and scenic pathways nearby.