

**5410, 522 Cranford Drive SE
Calgary, Alberta**

MLS # A2304570



\$329,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	829 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan		

Inclusions: TV and wall mount

Top-floor living in Cranston—where convenience, comfort, and views come together. Perfectly positioned next to everyday amenities and just minutes from schools, this 2-bedroom, 2-bathroom condo offers 828 sq ft of well-designed living space in one of Calgary’s most sought-after SE communities. Being on the top floor means added privacy, quieter living, and better natural light—plus mountain and courtyard views that give the space a sense of openness you don’t always find in condo living. Inside, the layout is functional and easy, with an open-concept design that connects the kitchen, dining, and living areas seamlessly. Whether you’re hosting, working from home, or just unwinding at the end of the day, the space adapts to your lifestyle. The primary bedroom features its own private ensuite, while the second bedroom and full bathroom offer flexibility for guests, roommates, or a home office setup. Comfort is already taken care of with air conditioning—something you’ll appreciate more than you think—and the added value of titled parking and a dedicated storage locker keeps things practical and organized. The building is pet-friendly (with board approval), making it a great option for those wanting to bring their lifestyle with them—not adjust around it. And the location? It’s hard to beat. You’re just minutes to the South Health Campus, Brookfield Residential YMCA, and all the shopping, dining, and amenities in Seton—plus quick access to major roadways, green spaces, and everything Cranston is known for. Whether you’re stepping into the market, downsizing, or looking for a smart investment, this one checks the boxes without overcomplicating it.