

2409, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2313196



\$339,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	829 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Parking Pad, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Air Conditioner

Great opportunity to get into homeownership in a well-kept, modern condo with everything you actually need already in place. This TOP-FLOOR 2 bed, 2 bath unit in Cranston Ridge offers 829 sq ft of functional living space, built in 2018 and cared for by a SINGLE OWNER. It's clean, updated, and ready for immediate possession. Key features to note right away: TWO PARKING STALLS (one underground, one surface), AIR CONDITIONING, FRESH PAINT, LUXURY VINYL PLANK FLOORING, and an OPEN CONCEPT LAYOUT that makes the space feel bright and practical. The kitchen includes QUARTZ COUNTERTOPS, white cabinetry, a peninsula island, and BUILD-IN MICROWAVE and HOOD FAN — a simple, modern setup with good counter space and storage. The primary bedroom includes a walk-in closet and a 4-piece ensuite bathroom with a dual vanity. There is a second bedroom, a second full 4-piece bathroom, and good natural light throughout the unit. Additional features include in-suite laundry and air conditioning for everyday comfort. Condo fees of \$519.60/month cover gas, heat, water, sewer, insurance, and reserve fund contributions, keeping monthly expenses predictable. The \$180.50/year Cranston HOA fee provides access to Century Hall, tennis and pickleball courts, an outdoor skating rink, and year-round community programming. Located close to Seton, South Health Campus, YMCA, Fish Creek Park, and Bow River pathways, with easy access to amenities and major routes. A solid, low-maintenance option for anyone looking to move in and start building equity right away.