

3105, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2345728



\$299,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: N/A

Welcome to Cranston Ridge, where this 2-bedroom, 2-bathroom condo offers a smart and functional layout in a convenient Southeast Calgary location. Inside, the open-concept living, dining, and kitchen area makes good use of the space, with a layout that feels comfortable and practical for everyday living. The primary bedroom includes a private ensuite, while the second bedroom and full bathroom create flexibility for a roommate, overnight guests, or a dedicated home office. Outside your door, Cranston offers an established community with parks, pathways, schools, shopping, restaurants, and convenient access to major routes. Seton and South Health Campus are just a short drive away, putting even more dining, shopping, recreation, and services nearby. Whether you're a first-time buyer, downsizer, or investor, this is an opportunity to own a versatile 2-bedroom home in one of Southeast Calgary's established communities.