

# \$349,900 - 1302, 522 Cranford Drive Se, Calgary

MLS® #A2263487

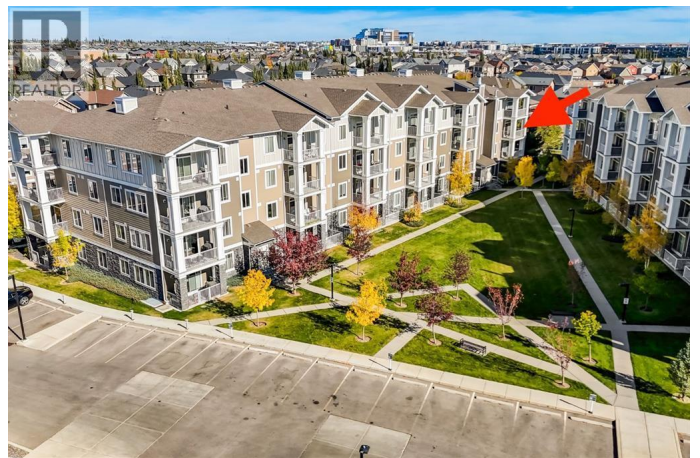
**\$349,900**

2 Bedroom, 2.00 Bathroom, 982 sqft

Single Family

Cranston, Calgary, Alberta

Welcome to this beautifully appointed South facing corner condo in the heart of Cranston! This 2 bedroom, 2 bathroom + den home offers nearly 1000 sq ft of thoughtfully designed living space, perfect for professionals, downsizers, or investors. The modern kitchen is truly the heart of the home. Featuring new stainless steel appliances, stone countertops, and a generous island ideal for entertaining or casual dining. The open concept layout flows effortlessly into the dining area and bright living room, where sliding doors lead to a large, covered patio overlooking the quiet courtyard making it the perfect space for your morning coffee. The patio is complete with a BBQ gas line making it perfect for summer evenings. The primary suite boasts a spacious walk through closet with custom built in shelving, leading into a well appointed ensuite bathroom. The second bedroom and main bath are on the opposite side of the condo making it ideal for guests or roommates. The den offers the perfect work from home setup, creative space, or extra storage. Enjoy secure, heated underground parking and an assigned storage unit directly in front of your parking space. Located close to shopping centres, the South Health Campus, Seton YMCA, and an abundance of walking and biking trails with stunning natural views, this home offers the perfect balance of comfort, convenience, and lifestyle. Don't miss your chance to own in one of Calgary's most desirable communities!



(id:6289)

Built in 2015

**Essential Information**

Listing #	A2263487
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Square Footage	982
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	1302, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M2L7

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	French door, Closet Organizers, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

**Interior**

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Baseboard heaters
Cooling	None
# of Stories	4

**Exterior**

Exterior	Concrete, Stone, Vinyl siding
Construction	Poured concrete, Wood frame

**Listing Details**

Listing Office

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