

# \$364,900 - 2407, 522 Cranford Drive Se, Calgary

MLS® #A2231404

**\$364,900**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

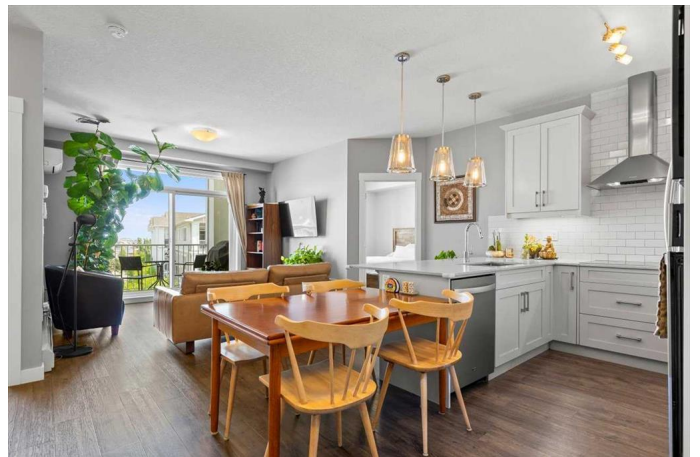
Welcome to this beautiful top-floor apartment located in the desirable, family-friendly community of Cranston in South Calgary! This well-maintained unit features 2 spacious bedrooms, 2 full bathrooms, a private balcony, and a titled underground parking stall. Enjoy peace and privacy with no neighbors above, along with access to scenic walking paths, parks, and amenities that make Cranston a perfect place to call home. Ideal for first-time buyers, investors, or anyone looking to enjoy a vibrant and welcoming neighborhood!

Built in 2018

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2231404          |
| Price          | \$364,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 833               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                             |
|-------------|-----------------------------|
| Address     | 2407, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M2L7                      |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Elevator(s), Playground, Visitor Parking |
| Parking Spaces | 1                                        |
| Parking        | Stall, Titled, Underground               |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Vinyl Windows              |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Oven-Built-In, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                                   |
| Cooling           | Wall Unit(s)                                                             |
| # of Stories      | 5                                                                        |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground, Storage |
| Construction      | Composite Siding, Wood Frame               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 1               |
| Zoning         | M-2             |
| HOA Fees       | 181             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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