3203 522 Cranford Drive SE

Calgary | Active | MLS® A2346653

$287,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**843 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to Cranston Ridge, this bright east facing 2 bedroom, 2 bathroom condo is located on the second floor and looks out onto green space. With 9' ceilings, large windows, and an open layout, the unit feels spacious and gets plenty of natural light throughout the day.
The kitchen features white cabinets, granite countertops, stainless steel appliances, a pantry, and a large eating bar with plenty of counter space. The kitchen opens up to the dining and living area, making it a great space for everyday living or having friends and family over. Just off the living room is a large east-facing balcony with a gas hookup for your BBQ.
The primary bedroom has a walk-through closet leading into the 5-piece ensuite with dual sinks, a separate shower, and bathtub. The second bedroom is also a good size and works well as a guest room, office, or extra bedroom, with a second 3-piece bathroom.

The unit also includes in-suite laundry, a separate storage locker, and ONE titled parking stall.
Cranston is a great location with easy access to the South Health Campus, Deerfoot Trail, Stoney Trail, Fish Creek Park, the Bow River, and plenty of walking and biking paths. Schools, restaurants, cafés, shopping, medical clinics, transit, and other everyday amenities are all just minutes away.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346653
Bedrooms	2
Bathrooms	2
Year Built	2015
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	843 sq. ft.
Condo Fee:	$491.00
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	2
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1610592
Heating:	Forced Air
New Constr.:	No
Construction Material:	Composite Siding, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes

Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$175.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Cranston Ridge
Community:	Cranston
Amenities:	Elevator(s), Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 11'5" × 11' ·
Main Floor	Bedroom · 10'10" × 10' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Exterior Features:	None

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3203-522-cranford-drive-se-calgary-a2346653/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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