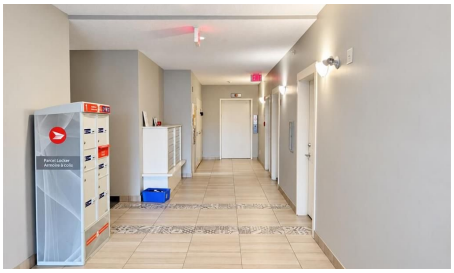
# 3204 522 Cranford Drive SE

Calgary | Active | MLS® A2353497

**$239,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **2015** | **604.6 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

Welcome to Cranston Ridge! Discover comfortable condo living in the desirable community of Cranston. This well-maintained 2-bedroom, 1-bathroom home features a bright, open-concept living and dining area, perfect for everyday living and entertaining. The kitchen offers white cabinetry, plenty of counter space, and a convenient breakfast bar. Step outside onto your private balcony to enjoy some fresh air and relaxation. You'll also appreciate the two good-sized bedrooms and the convenience of in-suite laundry.

Enjoy being close to parks, playgrounds, schools, shopping, restaurants, walking pathways, and Bus Route 79. Easy access to Deerfoot Trail, Stoney Trail, Seton, and South Health Campus makes getting around convenient.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2353497 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **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:** | 604.6 sq. ft. |
| **Condo Fee:** | $389.66 |
| **Condo Fee Includes:** | Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |

| | |
|---|---|
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Front Exposure:** | East |
| **Unit Exposure:** | East |
| **Floor Location:** | Top |
| **Entry Level:** | 2 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2015 (Age: 11) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 1610592 |
| **Heating:** | Baseboard, Natural Gas |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Composite Siding, Stone, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |

| | |
|---|---|
| **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:** | $190.00 |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Cranston Ridge |
| **Community:** | Cranston |
| **Amenities:** | Elevator(s), Snow Removal, Visitor Parking |
| **Appliances:** | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| **Inclusions:** | none |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Bedroom - Primary · 9'11" × 9'9" · |
| **Main Floor** | Dining Room · 11'10" × 5'9" · |
| **Main Floor** | Bedroom · 9'9" × 9'2" · |
| **Main Floor** | Foyer · 9'5" × 3'11" · |
| **Main Floor** | Living Room · 11'10" × 6'9" · |
| **Main Floor** | Kitchen · 11'10" × 9'9" · |
| **Main Floor** | Laundry · 4'4" × 3'1" · |

| | |
|---|---|
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | Laminate Counters |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | M-2 |
| **Listed Date:** | Oct 23, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3204-522-cranford-drive-se-calgary-a2353497/

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

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