

\$374,900 - 4412, 522 Cranford Drive Se, Calgary

MLS® #A2247420

\$374,900

2 Bedroom, 2.00 Bathroom, 837 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to your new home in the highly sought-after community of Cranston! This bright and spacious condo offers a thoughtful design and stylish finishes that make it stand out from the rest.

Featuring 9-ft ceilings, quartz countertops throughout, and built-in stainless steel appliances including an electric cooktop and pantry, this kitchen blends function and beauty. You™ll love the engineered hardwood flooring that extends through the main living areas, with tile flooring only in the bathrooms for a sleek and cohesive feel. Freshly painted in a soft, neutral palette, this home feels bright and inviting – a refreshing change from the previous yellow and purple tones. The primary suite includes a 4-piece ensuite and a walk-in closet with custom built-in shelving for effortless organization. Both bedrooms feature large windows with coverings, filling the space with natural light while offering privacy.

Additional features include front-load washer/dryer, air conditioning for summer comfort, and two parking stalls – one heated underground and one outdoor.

Enjoy immediate possession and an unbeatable location just steps from the Bow River and Fish Creek Park. Cranston offers the perfect balance of nature and convenience, with the South Health Campus, Brookfield YMCA, schools, shops, restaurants, and cafes all within minutes. Quick access to Deerfoot Trail and Stoney Trail ensures an easy



commute anywhere in the city.

Modern, bright, and move-in ready – this is the Cranston condo you™ve been waiting for!

Built in 2020

Essential Information

MLS® #	A2247420
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4412, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2L7

Amenities

Amenities	Clubhouse, Elevator(s), Secured Parking, Storage
Parking Spaces	2
Parking	Stall, Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator,



	Washer/Dryer Stacked, Wi
	Cooktop
Heating	Natural Gas, Central, Hot Wa
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Fr
Foundation	Poured Concrete



Additional Information

Date Listed	October 1st, 2025
Days on Market	38
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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