$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 2 Bed/2 Bath condo in the highly sought-after community of Cranston! This bright and spacious unit offers 9-ft ceilings, quartz countertops throughout, built-in stainless steel appliances with an electric cooktop, a pantry, and a dining area perfect for gatherings. The kitchen provides plenty of counter space and storage, while upgraded tile flooring enhances all wet areas. Additional features include front-load washer/dryer, air conditioning for those warm summer days, and so much more!

The primary suite is complete with a 4-piece ensuite and a large walk-in closet with built-ins. Both bedrooms feature oversized windows with coverings for natural light and privacy. This unit also comes with two parking spotsâ€”one underground and one outdoor stall.

Enjoy immediate possession and the unbeatable locationâ€”just steps from the Bow River and Fish Creek Park for evening strolls or morning runs. Cranston is Calgaryâ€™s hidden gem, offering the perfect balance of nature and urban living. Within 10 minutes, youâ€™ll find the South Health Campus, the largest YMCA in Canada, schools, shopping, restaurants, coffee shops, and more. Quick access to Deerfoot Trail and Stoney Trail ensures an easy commute anywhere in the city.

Donâ€™t miss the chance to call this beautiful condo in Cranston your new home!

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

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Built-in Features
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Central Air Conditioner, Built-In Oven
Heating	Hot Water, Natural Gas, Central
Cooling	Central Air

# of Stories	4

Exterior

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

Additional Information

Date Listed	October 1st, 2025
Days on Market	33
Zoning	M-2
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.