

\$299,900 - 1309, 522 Cranford Drive Se, Calgary

MLS® #A2264305

\$299,900

2 Bedroom, 2.00 Bathroom, 851 sqft

Single Family on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to UNIT 1309, an immaculate 2-BEDROOM, 2-BATHROOM condo offering a serene lifestyle in one of SE Calgary's most desirable communities, Cranston.

Perched on the THIRD FLOOR WITH COOL NORTH EXPOSURE, this beautiful home is filled with natural light and thoughtful design. Enjoy TWO PARKING STALLS – one titled HEATED UNDERGROUND with a STORAGE LOCKER CONVENIENTLY LOCATED IN FRONT, and one ASSIGNED OUTDOOR STALL. Step inside to find 9-FOOT CEILINGS, LAMINATE FLOORING, and a SMART OPEN-CONCEPT LAYOUT that maximizes space and flow. The kitchen features WHITE CABINETRY, WHITE APPLIANCES, ample counter space, and a PENINSULA WITH SEATING – perfect for casual dining or entertaining. The bright living and dining areas open to your PRIVATE NORTH-FACING BALCONY, an ideal spot to unwind and enjoy peaceful evenings. The PRIMARY BEDROOM includes a WALK-THROUGH CLOSET AND 4-PIECE ENSUITE, while the SECOND BEDROOM – separated for privacy – sits adjacent to ANOTHER FULL BATHROOM. Added conveniences include IN-SUITE LAUNDRY with extra storage. This WELL-MANAGED, PET-FRIENDLY COMPLEX is surrounded by parks and green space, with easy access to CRANSTON RAVINE, SCHOOLS, SHOPPING, THE SETON URBAN DISTRICT, SOUTH HEALTH CAMPUS, FISH CREEK PARK, and major



routes like STONEY AND DEERFOOT TRAILS. As a resident, youâ€™ll also enjoy EXCLUSIVE ACCESS TO CENTURY HALL, featuring a gymnasium, splash park, outdoor rink, and more. Whether youâ€™re a FIRST-TIME BUYER, INVESTOR, OR DOWNSIZER, this home offers LOW-MAINTENANCE LIVING, MODERN COMFORT, AND UNBEATABLE LOCATION â€“ the perfect balance of calm and connection. (id:6289)

Built in 2015

Essential Information

Listing #	A2264305
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Square Footage	851
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1309, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M2L7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, No Animal Home, No Smoking Home, Parking
Parking Spaces	2
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings,
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	Washer & Dryer
Heating	Natural gas Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Concrete, Stone, Vinyl siding
Construction	Poured concrete, Wood frame

Listing Details

Listing Office RE/MAX Landan Real Estate



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