

\$365,000 - 1303, 522 Cranford Drive Se, Calgary

MLS® #A2222759

\$365,000

2 Bedroom, 2.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Bright, peaceful, and ideally located – welcome to Unit 1303 in Cranston Ridge. This immaculate 2-bedroom, 2-bathroom condo is perched on the 3rd floor with desirable northwest exposure, offering beautiful natural light and views of a quiet residential street. It includes a titled heated underground parking stall with an assigned storage locker right in front, adding ease and security to your everyday routine. Just steps to two parks and the picturesque Cranston ravine, this home is surrounded by calm and convenience.

Inside, you’ll find 9-foot ceilings, vinyl plank flooring, and a smart, open-concept layout that makes the most of every square foot. The kitchen is both functional and stylish, with quartz countertops, white shaker cabinetry, a full-height backsplash, stainless steel appliances, and a peninsula with seating – ideal for casual meals or gathering with friends.

The open living and dining areas lead to a private northwest-facing balcony – your spot for relaxing evenings and summer sunsets. The primary bedroom features a walk-through closet and a 3-piece ensuite, while the second bedroom – located across the unit for added privacy – sits next to a 4-piece bathroom. Enjoy the convenience of in-suite laundry with extra storage.



This well-managed, pet-friendly building is close to schools, shopping, the Seton Urban District, South Health Campus, Fish Creek Park, and major routes like Stoney and Deerfoot Trails. Residents also enjoy exclusive access to Century Hall, with amenities like a gymnasium, splash park, outdoor rink, and more.

Whether you're a first-time buyer, investor, or downsizer, this home offers a thoughtful layout, a connected location, and a truly relaxed lifestyle. Come see why this could be the right fit for your next move.

Built in 2014

Essential Information

MLS® #	A2222759
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1303, 522 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L7

Amenities

Amenities	Park, Clubhouse, Other, Playground, Party Room, Racquet Courts, Recreation Facilities
Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Lighting, Playground
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding

Additional Information

Date Listed	May 22nd, 2025
Days on Market	18
Zoning	M-2
HOA Fees	181
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.