

# \$259,900 - 5204, 522 Cranford Drive Se, Calgary

MLS® #A2204709

## \$259,900

2 Bedroom, 1.00 Bathroom, 609 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

\*includes 2 titled parking spots. This bright and spacious freshly painted 2-bedroom 1-bathroom home overlooks the greenspace and has in-suite laundry. Residents enjoy access to a private clubhouse featuring a splash park, sports court, and gathering spaces, perfect for year-round activities. Plus, you're just a 5-minute drive to the South Health Campus, the YMCA, and all essential amenities.

Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2204709          |
| Price          | \$259,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 609               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 5204, 522 Cranford Drive Se |
| Subdivision | Cranston                    |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 2L7 |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 2                            |
| Parking        | Stall, Titled                |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | Rough-In                                                                                      |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 33               |
| Zoning         | M-2              |
| HOA Fees       | 190              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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