



GRASSROOTS
REALTY GROUP

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5308, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2330803



\$292,500

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan		

Inclusions: Gas bbq, portable AC unit

Welcome to this beautifully updated third-floor condo in the highly sought-after community of Cranston! Offering 2 bedrooms, 2 bathrooms, and an open-concept layout, this move-in-ready home combines style, comfort, and convenience. The modern kitchen features granite countertops, a large pantry, breakfast bar, built-in microwave hood fan, dishwasher, and brand-new refrigerator and electric stove. The bright living and dining area is enhanced by oversized patio doors, a transom window, and durable vinyl plank flooring, creating a warm and inviting space. Step outside to your private balcony overlooking the peaceful courtyard, complete with a gas BBQ. The spacious primary suite offers a walk-through closet and a well-appointed ensuite with a double vanity, walk-in shower, and ample storage. The second bedroom is ideally located beside the main 4-piece bathroom, making it perfect for guests, family, or a home office. Both bedrooms feature ceiling fans for added comfort. A convenient in-suite laundry/storage room, portable A/C unit, titled underground parking stall, and separate storage locker complete this exceptional home. Pets are welcome with board approval. Enjoy everything Cranston has to offer—one of Calgary's premier southeast communities known for its excellent schools, parks, playgrounds, and outstanding amenities. You'll be just minutes from Fish Creek Provincial Park, Sikome Lake, the Bow River pathway system, shopping, restaurants, and South Health Campus, with quick access to Deerfoot Trail and Stoney Trail for an easy commute. Professionally cleaned and available for quick possession, this is an incredible opportunity to own in one of Calgary's most desirable communities. Be sure to view the virtual tour!

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