



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**522 CRANFORD Drive #1305, Calgary T3M 2L7**

MLS®#: **A2187989**

Area: **Cranston**

Listing Date: **01/15/25**

List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **845**

Low Sqft:

Ttl Sqft: **845**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**7**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Other  
Underground**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

**Composite Siding,Stone,Wood Frame**

Flooring:

**Vinyl**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Electric Oven,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`1" x 2`3"	Flex Space	Main	7`1" x 7`11"
Dining Room	Main	7`0" x 10`3"	Kitchen	Main	8`4" x 10`3"
Living Room	Main	11`11" x 14`10"	4pc Bathroom	Main	4`11" x 7`11"
Bedroom	Main	10`0" x 8`6"	Laundry	Main	4`11" x 5`7"
Bedroom - Primary	Main	10`11" x 11`5"	Walk-In Closet	Main	4`2" x 4`9"
3pc Ensuite bath	Main	4`11" x 8`1"	Balcony	Main	10`9" x 5`8"

Legal/Tax/Financial

Condo Fee:  
**\$455**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1510897**

Remarks

Pub Rmks: **Welcome to this gorgeous condo located in the beautiful community of Cranston that is perfect for investors, first-time buyers, or those looking to downsize. This stunning 2 bedroom, 2 bathroom property features an open-concept layout with nearly 850 square feet of living space. New vinyl flooring flows throughout the entire unit (no carpet) and large windows allow natural light to pour throughout the space. The kitchen offers new quartz countertops, new stainless steel appliances, plenty of storage, and a breakfast bar for additional seating. The kitchen overlooks the living and dining area - making this the perfect space for entertaining friends and family. The primary bedroom features ample space, a walk-in closet, and a 3-piece ensuite bathroom, and the secondary bedroom has its own 4-piece bathroom. Completing this condo is a spacious and covered balcony, in-unit laundry, and a large storage room. Additional updates kitchen cabinet door updated and painted, fresh paint throughout (including baseboards and trim), new light fixtures, new window coverings, new faucets, newer bathroom vanities, and new bathroom mirrors. This unit offers titled parking in the building's secure underground parkade along with an assigned storage locker that is conveniently located behind the parking stall. Located within the desirable Cranston Ridge development, this condo is perfect for pet owners with no size or weight restrictions. Ideally situated within Cranston, this property is a short walk from nearby parks, shopping, restaurants, schools, and trails along the ridge and river that offer breathtaking views of the mountains. Access around the city and daily commuting is easy with quick access to both Deerfoot and Stoney Trail. Don't miss out on this incredible opportunity in Cranston!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









