



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**522 CRANFORD Drive #3206, Calgary T3M 2L7**

MLS®#: **A2189987**

Area: **Cranston**

Listing **01/24/25**

List Price: **\$358,888**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 21-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

Finished Floor Area

Abv Sqft: **842**  
Low Sqft:  
Ttl Sqft: **842**

DOM

**29**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Cement Fiber Board**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
Int Feat: **Granite Counters**

Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$455**

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

Zoning:  
**M-2**

Legal Desc: **1610592**

Remarks

Pub Rmks: **\*SEE 3D TOUR\* Welcome to this stunning south-facing condo in the sought-after community of Cranston. This beautifully maintained unit features 2 bedrooms, 2 bathrooms, titled underground parking, and an assigned storage locker—perfect for comfortable and convenient living. Step inside to discover a modern kitchen boasting 9' ceilings, granite countertops, stainless steel appliances, and a stylish tile backsplash. The open-concept design offers a spacious entryway, dining area, and a bright living room filled with natural light, leading seamlessly to your private patio—perfect for relaxing or entertaining. The unit is adorned with low-maintenance laminate and vinyl plank flooring throughout, ensuring both style and practicality. The primary bedroom is a true retreat, featuring a walk-through closet and a 4-piece ensuite. A second bedroom and an additional 4-piece bathroom offer space and comfort for family or guests. Enjoy the convenience of in-suite laundry and extra storage to simplify your daily routine. Cranston residents benefit from exclusive access to Century Hall, which includes amenities such as a gym, banquet hall, and sports courts. This prime location is close to schools, parks, and major roadways, offering easy access to all the essentials. Freshly painted in a neutral palette, this move-in ready condo is ready for you to call home. Don't miss this opportunity—contact your favourite realtor to book a viewing today!**

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

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











