

1303, 522 Cranford Drive SE
Calgary, Alberta

MLS # A2222759



\$365,000

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|-------------|---|------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 493 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | n/a | | |

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.