

**5411, 522 Cranford Drive SE  
Calgary, Alberta**

**MLS # A2296498**



**\$360,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 535
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Wall-Mounted Electric Fireplace, Floating Desk in Secondary Bedroom, Wall Mount and 50" TV in Primary Bedroom.

Welcome to this beautifully maintained top-floor corner unit located in the desirable community of Cranston, directly across from a park and surrounded by walking paths along the ridge. This original-owner home offers a quiet setting in a very well-maintained building and shows true pride of ownership. The bright and functional layout features 2 bedrooms, 2 bathrooms and 9' ceilings, creating an open and airy feel throughout the open, interior living space. The kitchen is thoughtfully designed with caesar stone countertops, upgraded backsplash, pull-out shelving in the island, and four additional drawers for added storage, making it both practical and stylish. The primary bedroom includes a walk-through closet and a spacious ensuite complete with a double vanity, deep soaker tub, and separate stand-up shower. The second bathroom features a convenient tub/shower combination. Additional highlights include upgraded lighting, custom top-down bottom-up window blinds, air conditioning, and a cozy electric fireplace. Step outside to the SE-facing patio, perfect for enjoying morning sun. This move-in ready home has been meticulously cared for with no pets and no smoking, was fully repainted in 2025, and offers a fantastic location in a family-friendly neighbourhood with parks at both ends of the street and scenic pathways nearby.