

# \$349,900 - 523 Cranford Mews Se, Calgary

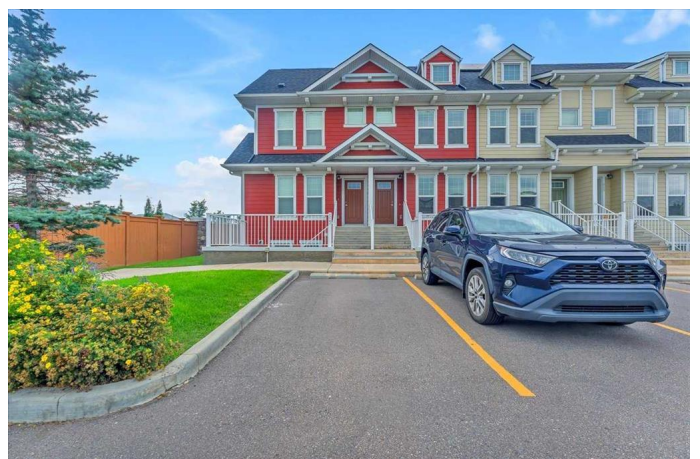
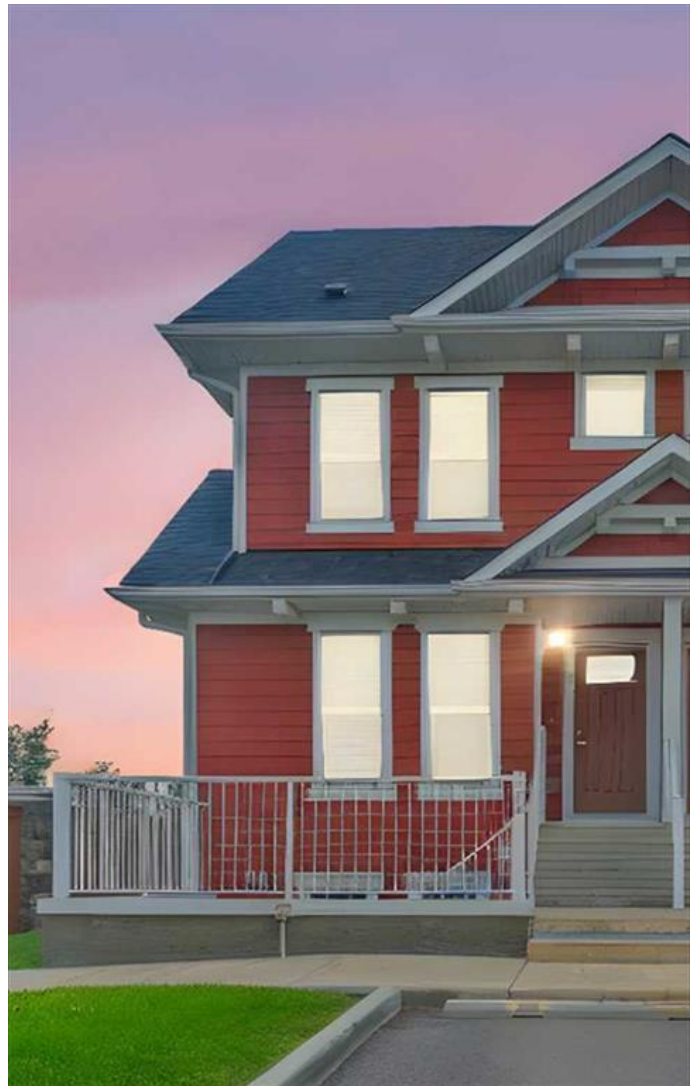
MLS® #A2249790

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,260 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

PRICE REDUCTION - LOWEST \$/SQ FT available in Cranston - Don't miss out! Welcome to 523 Cranford Mews SE! This beautifully updated end-unit lower-level condo with parking and low condo fees is move-in ready and shows 10/10! Recently renovated with fresh paint and new tile flooring, this home is perfect for first-time buyers, downsizers, or savvy investors. Step inside to a spacious, open-concept floorplan that's both functional and stylish. The kitchen features elegant quartz countertops, stainless steel appliances, ample cabinet space including a pantry and a large island complete with a granite sink and built-in dishwasher—ideal for cooking and entertaining. The dining area easily accommodates a full-size table, perfect for family dinners or hosting guests. The living room is bright and inviting, anchored by a cozy electric fireplace, creating a warm and comfortable atmosphere. This unit offers two generous bedrooms, including a massive primary suite with a walk-in closet and a private 4-piece ensuite. A second full bathroom provides convenience for guests or a roommate. Additional features include in-suite laundry, a private patio with a gas BBQ hookup, and the benefits of being an end unit, offering more natural light and added privacy. Located in the vibrant community of Cranston, you'll love being part of a master-planned neighbourhood known for its family-friendly atmosphere and exceptional amenities. Enjoy easy access to parks, pathways, schools, and



shopping, with Century Hall, Cranston's community centre, offering year-round activities, a splash park, and tennis courts. Plus, you're just minutes from Fish Creek Park, South Health Campus, and the amenities of Seton Urban District. Don't miss your chance to own this beautiful home in one of Calgary's most sought-after communities. Contact your favourite Realtor today to schedule a private showing!

Built in 2016

### Essential Information

MLS® #	A2249790
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	523 Cranford Mews Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2P1

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Washer/Dryer Stacked, Window
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	See Remarks



## Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	52
Zoning	M-2
HOA Fees	181
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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