532 Cranford Drive SE Calgary, AB T3M2P7

Residential **DOM:** 69 **LP:** $490,000.00
Active A2330389 **PD:** **OP:** $490,000.00



Class:	Row/Townhouse	**City:**	Calgary
County:	Calgary	**Subdivision:**	Cranston
Type:	Five Plus	**Ttl Beds:**	4
Levels:	Three Or More	**F/H Bth:**	2/1
Year Built:	2016	**RMS SQFT:**	1,406.40
LINC#:	0036608123	**LP/SF:**	$348.41
Arch Style:	3 (or more) Storey	**Suite:**	No
# Beds on Main:	0	**# EnSuites:**	1
# Illegal Suite:	0	**# Legal Suite:**	0
Possession:	60 Days / Neg/Negotiable		
Lot Dim:		**Lot Size:**	1142 SF|106.09 SM
Front Length:	6.11M 20`1"	**Lot Depth:**	17.37 M 56.99'
Legal Desc:	1510739;9		
Legal Pln:	1510739 **Blk:**	**Lot:**	**Condo:** Yes

Zoning:	M-2	**Tax Amt/Yr:**	$3,391.00/2026
Title to Lnd:	Fee Simple	**Loc Imp Amt:**	
Disclosures:	No Disclosure	**Front Exp:**	N
Restrict:	Utility Right Of Way		

Public Remarks: Welcome to 532 Cranford Drive SE — a beautifully laid-out 4-bedroom home in the heart of Cranston! With 1,406 sq ft of thoughtfully designed living space, this home offers the perfect blend of comfort and function for families on the move. Inside, you'll find 2.5 bathrooms and four spacious bedrooms upstairs, including a primary retreat complete with a walk-in closet. Upstairs laundry means no more hauling baskets up and down the stairs — a small detail that makes a big difference in everyday life. Central air conditioning keeps things cool and comfortable through Calgary's warmer months, while the double attached garage offers plenty of room for vehicles, storage, and Alberta winters. Situated in the sought-after community of Cranston, this home puts you close to scenic pathways, parks, the South Health Campus, and easy access to Deerfoot and Stoney Trail for a quick commute anywhere in the city. Families will love the nearby schools, playgrounds, and the vibrant Century Hall community centre with its splash park, skating rink, and year-round programming. This is move-up living made easy — book your showing today!
Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P							
Baths:	0	1	0	1	0	0	**Bed Abv:**	3	**Main:**	62.10	**Mtr2**	668.40	**SqFt**
EnSt Bth:	0	0	1	0	0	0	**Rms Abv:**	6	**Blw Grade:**	20.88	**Mtr2**	224.80	**SqFt**
									Total AG:	130.66	**Mtr2**	1,406.40	**SqFt**

Garage Dims (L x W): 19`4" x 19`8"

Property Information

Basement:	Partial	**Laundry Ft:**	Upper Level
Basement Dev:	Finished	**Basement Ft:**	None
Heating:	High Efficiency, Forced Air	**Cooling:**	Central Air
Construction:	Vinyl Siding, Wood Frame	**Fireplaces:**	0
Foundation:	Poured Concrete	**Flooring:**	Carpet, Ceramic Tile, Vinyl Plank
Exterior Feat:	Balcony	**Fencing:**	None
Roof Type:	Asphalt Shingle	**Patio/Porch:**	Front Porch

Reports: RMS Supplements, RPR, Title
Parking: Double Garage Attached **Total:** 2
Features: Breakfast Bar, Ceiling Fan(s), Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Comm Feature: Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Lot Features: Landscaped, Lawn, Street Lighting
HOA: $189.53/Annually
HOA Include: Amenities w/HOA
Goods Include: N/A
Appliances: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Goods Exclude: N/A

Condo Information

Condo Name:	Cranston Ridge			**Condo Fee:**	$437.97/Monthly
Condo Type:	Bare Land Condo	**Post Tension:**	No	**HOA:**	Yes
Mgmt Co/Ph:	Gurpreet Kaur/403-265-4431			**Floor #:**	1
Prk Plan Type:	Attached Garage			**# Elevators:**	0
Legal Desc:	1510739/9	**Prk Stall #:**		**Total Floors:**	
Legal Park:		**Storage Type:**	In Living Unit	**Common Walls:**	2+ Common Walls
Legal Stor:		**Locker #:**		**Unit Exposure:**	
# of Units:		**Registrd Size:**	105.7	**Unit Factor:**	54
Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal			**Prk Unit Factor:**	
Reg Size Incl:	Land			**Floor Location:**	
Assoc Amen:	Parking, Visitor Parking				
Pets Allowed:	Restrictions				

Printed Date: 09/25/2026 4:53:20 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).