

\$399,900 - 106, 30 Cranfield Link Se, Calgary

MLS® #A2119900

\$399,900

2 Bedroom, 2.00 Bathroom, 1,003 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

FABULOUS CONDO WITH TWO TITLED UNDERGROUND HEATED PARKING STALLS IMMACULATE 2 BEDROOM, 2-bathroom 1000sq ft GROUND FLOOR unit nestled in THE SILHOUETTE CONDOMINIUMS in CRANSTON. Upon entering, you will be welcomed by a generously sized foyer, thoughtfully separated from the main living area with abundant closet space making this a practical entryway. As you progress further inside, you'll find yourself in an open concept space, that seamlessly blends the kitchen, dining area and living room which features around a cozy gas fireplace for chilly winter evenings and air conditioning for those warm summer days. The kitchen showcases granite countertops, ample cabinetry, new stove in 2022, fridge freezer in 2023, and peninsula, perfect for entertaining family and friends. BRAND NEW CARPETS with upgraded underlay in the living room, bedrooms and den. Both bedrooms are strategically positioned on opposite ends of the unit, offering optimal privacy. The primary bedroom is generously sized and comes complete, with a walk through closet to a 4 piece en-suite bathroom with granite counters. The second bedroom is conveniently located adjacent to the second bathroom, which includes a spacious shower and granite countertop. Boasting a well sized EAST-FACING PATIO with gas line hook up, this condo offers views of the expansive grassy area, which provides an additional



living space perfect for savouring your morning coffee or enjoying relaxing summer afternoons and evenings. This condominium offers the ultimate in comfort, with in floor heating throughout and convenient in suite laundry just off the main entry. Residents can take advantage of an array of outstanding amenities, including a hot tub, sauna, social room, exercise facilities, media rooms, car wash bay and much more. Ideally situated, this condo is just minutes away from major transportation routes serving the south side of Calgary. Additionally, it offers proximity to The South Health Campus, Seaton YMCA and a wide selection of shopping, dining and entertainment options. Embrace a lifestyle of luxury, convenience and breathtaking mountain views at Silhouette in Cranston.

Built in 2006

Essential Information

MLS® #	A2119900
Price	\$399,900
Sold Price	\$405,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	106, 30 Cranfield Link Se
Subdivision	Cranston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0C4

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Sauna, Secured Parking, Spa/Hot Tub
Parking Spaces	2
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	None
Construction	Stucco, Wood Frame

Additional Information

Date Listed	April 9th, 2024
Date Sold	April 17th, 2024
Days on Market	8
Zoning	M-1 d75
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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