

\$410,000 - 240, 52 Cranfield Link Se, Calgary

MLS® #A2149317

\$410,000

2 Bedroom, 2.00 Bathroom, 1,146 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this exceptional 18+ adult living condo in the highly sought-after Silhouette Building in Cranston. This spacious, well-maintained 1146 sqft residence offers a fantastic blend of comfort, functionality, and style, making it perfect for both first-time buyers and downsizers are seeking a low-maintenance lifestyle. Step inside to discover a bright, open floor plan with 9ft ceilings, large windows, and DUAL AIR CONDITIONING UNITS(A/C unit in living room and primary bedroom). The kitchen is a chef's dream, featuring tons of counterspace, stainless steel appliances, and a stylish backsplash, complemented by a generous pantry. The living area boasts a huge, inviting space with access to a south facing private balcony with mature trees, ideal for relaxing or entertaining. This unit has two large bedrooms including a spacious primary with separate air conditioning, a huge walk-in closet, and a 4-piece ensuite bathroom. The second bedroom is another spacious room with ceiling fan and is adjacent to the main 4-piece bath. Additionally, a versatile den provides extra space for a home office or potentially another bedroom(sprinkler system inside).The building's amenities are unparalleled, featuring a FITNESS CENTER, SAUNA, HOT TUB, PARTY/GAMES ROOM, THEATER ROOM, LIBRARY, and CAR WASH BAY, along with ample visitor parking! Additional features include one underground titled parking stall, storage cage, and a



garbage shoot just a few steps down the hall.
Located just steps from the shops of Cranston,
walking distance to Fish Creek Park, and easy
access to Deerfoot and Stoney Trail, this
condo offers both convenience and tranquility.
Call your favorite realtor today to view this
outstanding property!

Built in 2008

Essential Information

MLS® #	A2149317
Price	\$410,000
Sold Price	\$410,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,146
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	240, 52 Cranfield Link Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1H9

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Other, Party Room, Recreation Room, Sauna, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Other
Construction	Stucco, Wood Frame

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 12th, 2024
Days on Market	11
Zoning	M-1 d75
HOA Fees	182.70
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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