



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 CRANFIELD Link #229, Calgary T3M 0C4**

MLS® #: **A2144518**

Area: **Cranston**

Listing Date: **07/20/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area

Abv Sqft: **969**  
Low Sqft:  
Ttl Sqft: **969**

DOM

**58**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone, Stucco, Wood Frame, Wood Siding**  
Flooring: **Carpet, Ceramic Tile, Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Closet Organizers, Elevator, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 9`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`8" x 12`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`11" x 5`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`3" x 11`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`4" x 5`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`11" x 5`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 9`11"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>10`0" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`10" x 4`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$571**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d75**

Legal Desc: **0613896**

Remarks

Pub Rmks: **Welcome to this beautifully 2 bedroom, 2 bathroom condo in the highly sought after Silhouette complex in Cranston. Situated on the second floor, this condo offers a charming northwest-facing view, perfect for enjoying stunning summer sunsets from your covered balcony, complete with a gas BBQ hookup. The modern kitchen features upgraded granite countertops, adding both functionality and style, while the convenience of ensuite laundry makes everyday living easier. This unit also includes a single indoor heated parking stall with storage directly in front of parking. Silhouette is an 18+ adult living development, providing a variety of amenities designed for your comfort and enjoyment, including a movie room available for private bookings, a games room, and party/meeting rooms. For your wellness needs, the complex offers a fully equipped gym, hot tub, and steam room. Located in close proximity to the new South Campus hospital, this condo also boasts easy access to Deerfoot Trail and Highway 22X, ensuring convenient commutes and travel. Experience well-priced, affordable living in Calgary's rapidly growing south. This stylish condo is perfect for those seeking a vibrant community with modern amenities and exceptional convenience. Don't miss the opportunity to make this beautiful unit your new home.**

Inclusions:  
Property Listed By: **n/a**  
**Keller Williams BOLD Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











