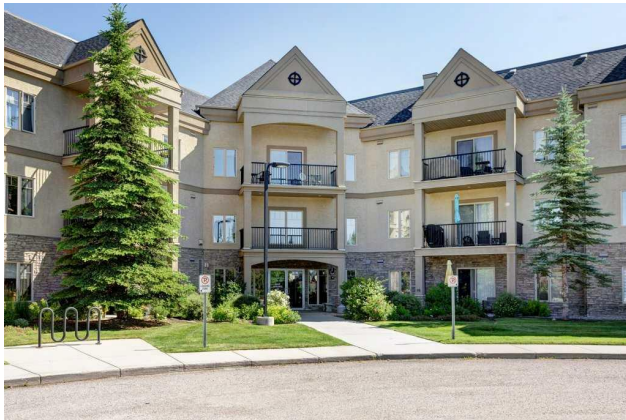


52 CRANFIELD Link #202, Calgary T3M 0N9

MLS®#: **A2146770** Area: **Cranston** Listing **07/10/24** List Price: **\$372,900**
 Status: **Active** County: **Calgary** Change: **-\$7k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

68
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Finished Floor Area
 Abv Sqft: **1,054**
 Low Sqft:
 Ttl Sqft: **1,054**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Titled,Underground**

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`10" x 12`8"	Living Room	Main	14`8" x 13`0"
Dining Room	Main	19`0" x 17`3"	Den	Main	11`4" x 5`4"
Bedroom - Primary	Main	14`4" x 11`11"	Bedroom	Main	13`0" x 10`11"
Walk-In Closet	Main	7`5" x 6`0"	4pc Ensuite bath	Main	8`10" x 5`5"
3pc Bathroom	Main	8`8" x 4`11"	Balcony	Main	6`1" x 13`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$610

Leasehold

M-1 d75

Fee Freq:

Monthly

Legal Desc: **0811926**

Remarks

Pub Rmks: **Beautiful condo complex, the Silhouette , in Cranston with quick access to SW Ring Road and Deerfoot and one of the better run condo complexes in south Calgary. Spacious unit has 9 foot ceilings, 2 bedrooms, 4 -piece primary ensuite, 3-piece bath, open style living, dining and kitchen area, small den, in unit laundry, underground titled parking and adjacent locker storage. Living, dining and bedrooms virtually staged. Silhouette is adult living (18+) and has various amenities including Fitness area, Hot tub, Steam Room, Library, Games Room and Theatre Room/Kitchenette, Car wash bay in parkade and off - leash dog run at west side green space. There is ample visitor parking outside the unit and the grounds around the building are beautifully kept and maintained as well as the complex carefully maintained. Cranston is a beautiful community with natural park spaces close by, and quick drive to shopping, dining, services, theatres, golf and the South Health Campus Hospital. Priced to allow for possible buyer updates and still be within competitive market value.**

Inclusions:
Property Listed By: **None
Royal LePage Solutions**

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



