



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 CRANFIELD Link #214, Calgary T3M 0C4**

MLS® #: **A2157399**

Area: **Cranston**

Listing Date: **08/13/24**

List Price: **\$374,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 03-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **926**

Low Sqft:

Ttl Sqft: **926**

DOM

**36**

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:

**Heated Garage, Parkade, Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Composite Siding, Concrete, Stone**

Flooring: **Carpet, Ceramic Tile, Linoleum**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 10`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 11`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`6" x 15`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 12`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$545**

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

Zoning:  
**M-1 d75**

Legal Desc: **0613896**

Remarks

Pub Rmks: **Welcome to this immaculate AIR-CONDITIONED in the sought after SILHOUETTE OF CRANSTON Adult living (18+) condo that perfectly blends comfort and modern living. As you enter, you are greeted by a bright and sunny atmosphere, thanks to large windows that fill the space with natural light. The primary bedroom is a serene retreat featuring a spacious walkthrough closet and a luxurious four-piece ensuite bathroom, providing both convenience and privacy. The second bedroom is ideal for guests or a home office. The unit also boasts a flex space that can be tailored to your needs—be it a cozy reading nook, a home office, or a play area. A well-equipped IN-SUITE LAUNDRY adds to the convenience of daily living. Step outside onto the large balcony, perfect for enjoying morning coffee or evening sunsets. The kitchen has newer appliances, a pantry , and plenty of cupboard space ensuring a functional and efficient lifestyle. The Building amenities are plentiful, including an underground titled parking stall, separate storage , a CAR WASH , and a large GYM for fitness enthusiasts. Unwind in the HOT TUB or SAUNA after a long day, or take your furry friend to the DOG PARK for some fresh air. For entertainment, enjoy the MOVIE THEATRE room or challenge friends in the GAMES ROOM. This immaculate condo offers a lifestyle of luxury, convenience, and community—truly a place to call home! ONE OF THE BEST KEPT BUILDINGS YOU WILL SEE - WELL MANAGED... WITH AN AMAZING COMMUNITY OF PEOPLE!!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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









