

30 CRANFIELD Link #213, Calgary T3M0N9

MLS®#: **A2165030** Area: **Cranston** Listing Date: **10/05/24** List Price: **\$360,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 13-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,009**
 Low Sqft:
 Ttl Sqft: **1,009**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco, Wood Frame**
 Heating: **In Floor, Natural Gas** Flooring: **Carpet, Ceramic Tile**
 Sewer: Ext Feat: **Balcony, Courtyard** Water Source: Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 11`3"	Kitchen	Main	12`3" x 8`9"
Dining Room	Main	9`6" x 7`0"	Bedroom - Primary	Main	13`9" x 11`10"
Walk-In Closet	Main	7`3" x 6`5"	Bedroom	Main	10`10" x 9`11"
Den	Main	11`8" x 6`2"	Laundry	Main	3`1" x 2`10"
3pc Bathroom	Main	8`7" x 4`11"	4pc Ensuite bath	Main	7`10" x 5`4"
Balcony	Main	13`7" x 6`2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$593

Fee Simple

M-1 d75

Fee Freq:

Monthly

Legal Desc: 0613896

Remarks

Pub Rmks: Experience luxurious living in this elegant 2-bedroom, 2-bathroom unit in the Silhouette Condominiums, Cranston. Enjoy breathtaking west-facing view from the spacious balcony. Inside, the open-concept layout seamlessly connects the kitchen, dining, and living areas, enhanced by granite countertops, Upgraded appliances, and generous cabinetry. The two bedrooms, positioned for maximum privacy, include a primary suite with a walk-through closet and a sleek 4-piece ensuite. Thoughtfully designed, this unit offers all. Residents can take advantage of outstanding amenities, including a hot tub, sauna, social room, exercise facilities, media rooms, a convenient 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, Seton YMCA, and a wide selection of shopping, dining, and entertainment options. Embrace a lifestyle of luxury, convenience, and breathtaking views at Silhouette in Cranston.

Inclusions: BBQ
Property Listed By: eXp Realty

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







