

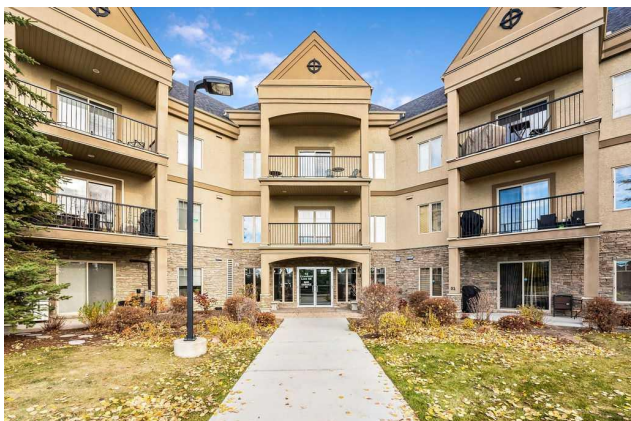


THE
A-TEAM

**RE/MAX
FIRST**

52 CRANFIELD Link #209, Calgary T3M 1H9

MLS®#: **A2178813** Area: **Cranston** Listing Date: **11/14/24** List Price: **\$269,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **677**
 Low Sqft:
 Ttl Sqft: **677**

Parkade, Underground

DOM

6
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Ceiling Fan(s), No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 3" x 4' 3"	Living Room	Main	12' 2" x 13' 7"
Dining Room	Main	6' 0" x 12' 2"	Kitchen	Main	9' 2" x 9' 10"
Bedroom - Primary	Main	10' 10" x 11' 10"	Laundry	Main	3' 0" x 3' 0"
Storage	Main	4' 2" x 5' 3"	4pc Bathroom	Main	5' 0" x 8' 4"

Legal/Tax/Financial

Condo Fee: **\$421** Title: **Fee Simple** Zoning: **M-1**

Legal Desc:

0811926

Fee Freq:
Monthly

Remarks

Pub Rmks: **The Silhouette, Adult living (18+) with all the amenities that you would need. Perfect layout of this 1 bedroom suite has an ample sized kitchen with eat in breakfast bar. Dining area siding to living room and out to the balcony backing onto greenspace. Large bedroom and 4 piece bathroom. Lots of storage. Titled underground parking stall. Storage in front of the stall. Also, there is a gym, sauna/steam room, hot tub, library area, theatre, games room, and a car wash. So much value here. Also, close to shopping, hospital, and there is a off leash dog run area close by. This suite is rented with an excellent tenant. Please ask your Realtor for more details.**

Inclusions: **Radio attached to cabinet in kitchen. TV and mount in bedroom.**

Property Listed By: **MaxWell Canyon Creek**

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

