



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 CRANFIELD Link #209, Calgary T3M 1H9**

MLS®#: **A2178813**

Area: **Cranston**

Listing Date: **11/14/24**

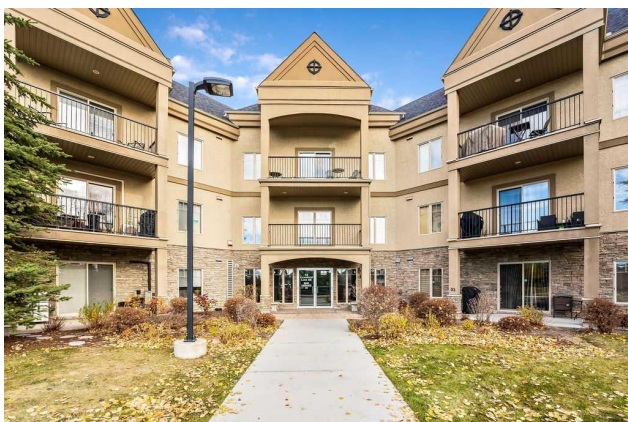
List Price: **\$269,900**

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:

**Residential  
Apartment  
Calgary  
2008**

Finished Floor Area

Abv Sqft: **677**

Low Sqft:

Ttl Sqft: **677**

**Parkade, Underground**

DOM

**37**

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, Laminat**

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

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

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**

