



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: Pending 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: Parkade, Underground

Finished Floor Area

Abv Sqft: 677
Low Sqft:
Ttl Sqft: 677

DOM

69
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Entrance, Dining Room, Bedroom - Primary, Storage, Living Room, Kitchen, Laundry, and 4pc Bathroom.

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**



