

30 CRANFIELD Link #301, Calgary T3M 0C4

MLS®#: **A2189841** Area: **Cranston** Listing **01/28/25** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **+\$5k, 01-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Heated Garage, Insulated, Parkade, Stall, Underground**

Finished Floor Area
 Abv Sqft: **930**
 Low Sqft:
 Ttl Sqft: **930**

DOM
4
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone, Stucco, Wood Frame**
 Flooring: **Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	7' 3" x 11' 1"	Kitchen	Main	13' 4" x 12' 5"
Living Room	Main	13' 7" x 12' 5"	Den	Main	5' 10" x 10' 6"
Bedroom - Primary	Main	13' 3" x 12' 0"	Bedroom	Main	10' 0" x 10' 1"
4pc Ensuite bath	Main	7' 10" x 5' 7"	3pc Bathroom	Main	8' 1" x 4' 10"

Legal/Tax/Financial

Condo Fee: **\$553** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **0613896**

Remarks

Pub Rmks: **Welcome to this stunning TOP FLOOR, adult-only (18+) condo that combines modern comfort, thoughtful upgrades, and an unbeatable lifestyle. This building offers some of the best amenities in all of Cranston, so you have everything you need right at home! Featuring a fully equipped gym, hot tub, steam room, party room, theatre room, and an onsite manager. The building itself is a community-oriented haven; residents enjoy a friendly atmosphere and there's even a weekly happy hour! As you step inside this condo, you'll immediately appreciate the spacious open-concept design, highlighted by 9-foot ceilings and upgraded laminate flooring that exudes both style and durability. This home offers two well-sized bedrooms, two bathrooms, PLUS DEN, perfect for comfortable living. The generously sized primary suite has plenty of space for a king-size bed and offers a large walk-through closet. The versatile office space is ideal for remote work or additional storage, while the gas fireplace adds a cozy touch to the living area—perfect for chilly evenings. Don't miss the opportunity to own this top-floor condo, where you won't ever need to worry about your noisy neighbours above, and you can enjoy the view from your expansive balcony. With ample storage throughout and the convenience of both an underground titled parking stall and storage locker, this condo truly offers the best of both convenience and functionality! Enjoy this amazing location, just 10 minutes away from South Health Campus, the world's largest YMCA, the Calgary Public Library, and so much more.**

Inclusions: **Drapery - Bedrooms, Dropery Rods - All**
Property Listed By: **Real Broker**

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









