

30 CRANFIELD Link #301, Calgary T3M 0C4

01/28/25 List Price: **\$369,900** MLS®#: A2189841 Area: Cranston Listing

Status: Active Calgary Association: Fort McMurray County: Change: +\$5k, 01-Feb

Date:

General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

2006 Year Built: Abv Saft: 930 Low Sqft: Lot Information

930 Lot Sz Ar: Ttl Sqft:

Lot Shape:

Ttl Park: Garage Sz:

Finished Floor Area

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

2 (2)

1

2.0 (2 0)

Low-Rise(1-4)

4

Access: Lot Feat:

Park Feat: Heated Garage, Insulated, Parkade, Stall, Underground

Utilities and Features

Roof: Construction:

Heating: In Floor Stone, Stucco, Wood Frame Flooring:

Sewer:

Ext Feat: None **Ceramic Tile, Vinyl Plank**

> Water Source: Fnd/Bsmt:

Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings Kitchen Appl:

Int Feat: High Ceilings, No Smoking Home

Utilities:

Room Information

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

Legal/Tax/Financial

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

Fee Freq: **Monthly**

Legal Desc: **0613896**

Remarks

Pub Rmks:

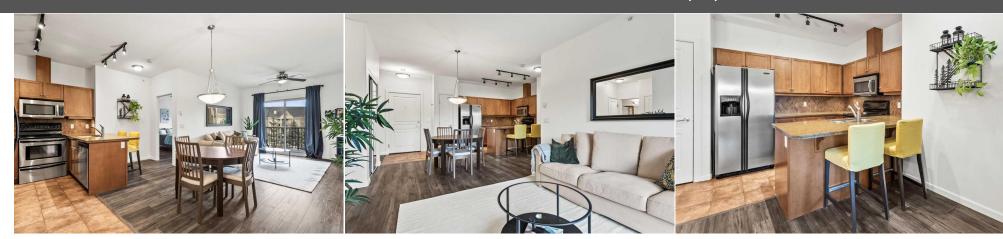
Welcome to this stunning TOP FLOOR, adult-only (18+) condo that combines modern comfort, thoughtful upgrades, and an unbeatable lifestyle. This building offers some of the best amenities in all of Cranston, so you have everything you need right at home! Featuring a fully equipped gym, hot tub, steam 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

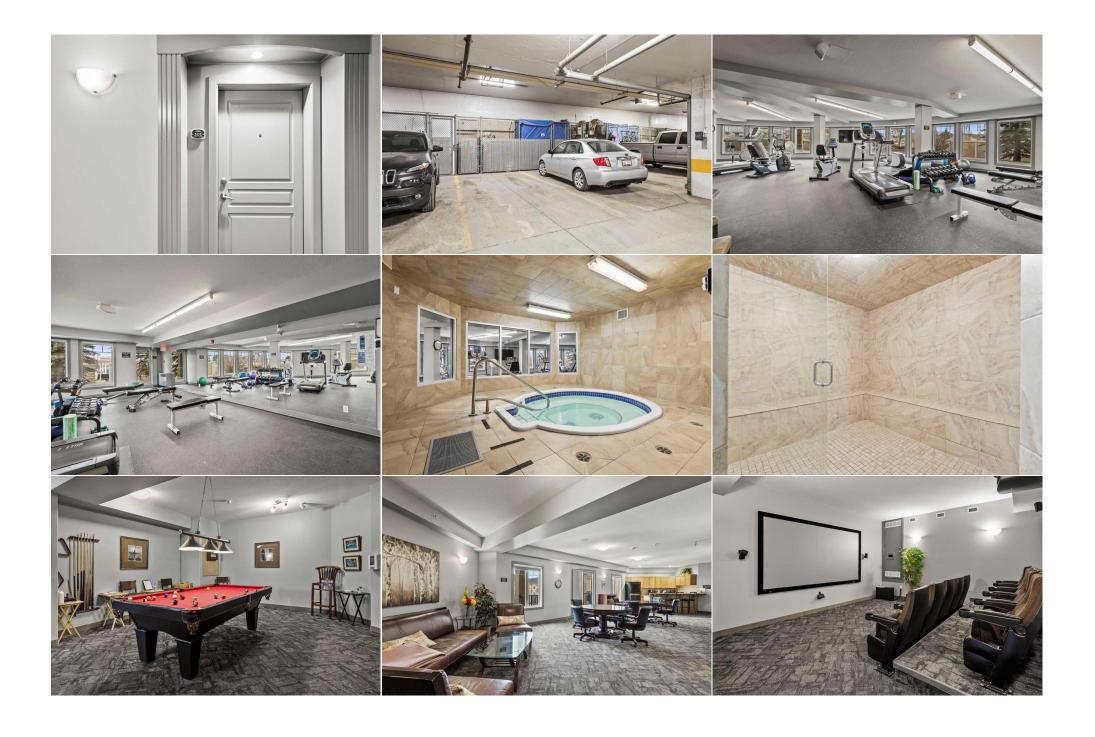
Property Listed By: Real Broker

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













30 Cranfield Link SE, Calgary, AB

Main Floor Interior Area 930.39 sq ft





