

**316, 52 Cranfield Link SE**  
**Calgary, Alberta**

**MLS # A2242710**



**\$279,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 676 sq.ft.                          | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 1                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                                      |                   |         |
|--------------------|------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | In Floor                                             | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Tile                                         | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | -                                                    | <b>Condo Fee:</b> | \$ 442  |
| <b>Basement:</b>   | -                                                    | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                            | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | -                                                    | <b>Utilities:</b> | -       |
| <b>Features:</b>   | High Ceilings, Open Floorplan, Pantry, Vinyl Windows |                   |         |

**Inclusions:** None

You will find exceptional value in this one bedroom, one bathroom condo, located in the desirable community of Cranston! The Silhouette is a beautifully maintained, well-run 18y+ complex with a strong sense of community. Residents can enjoy lots of amenities in the complex including a fitness center with hot tub and sauna, party room with billiard table and kitchen, movie theatre, small library, and car wash bay in the parkade. Located on the top floor, the layout of this unit is perfect, as it allows you to maximize use of the entire living space. As you enter the condo, you are greeted by an open concept floor plan with 9-foot ceilings. The kitchen features solid wood cabinetry, pantry, and a peninsula with plenty of counter space. Beyond this lies the dining area and living room with large windows creating plenty of natural sunlight. The primary bedroom is spacious and directly adjacent to a 4-piece bathroom. Additionally, you will find in-suite laundry, and an in-unit storage area. Finally, your private balcony features a gas line for BBQing, with no neighbours behind and gorgeous views of the mountains and downtown. This unit also comes with a titled, underground parking stall and an assigned storage locker right beside it. Additional upgrades include new carpet (2022), dishwasher (2022), microwave (2021), and upgraded washer/dryer. Lastly, make sure to enjoy all that Cranston has to offer including easy access to nearby shopping areas, major routes, Bow River Pathways, nature trails, and green spaces &mdash; perfect for walking, biking, or simply relaxing in nature. Do not miss out on this opportunity!