



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**212, 30 Cranfield
Calgary, Alberta**

MLS # A2254226

\$355,000



Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,010 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 622
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Ikea Shoe Storage Cabinet, Wall Mount, Top & Bottom TV Cabinets

Discover the perfect blend of style, space, and convenience in this beautifully updated two – bedroom, two-bathroom plus den condo located in the desirable 18+ Silhouette complex in Cranston. Set in one of Calgary's most scenic and amenity-rich communities, this home is ideal for those seeking comfort and low-maintenance living in a quiet, well-managed building. Step inside to find a thoughtfully laid-out floor plan with new vinyl plank flooring and a brand-new air-conditioning unit for year-round comfort. The kitchen offers both functionality and charm, featuring maple cabinets, black appliances, ample counter space, and a pantry with a full spice rack mounted on the door, maximizing your storage options. A raised breakfast bar opens into a spacious dining area, creating a great flow for everyday living. The living area is bright and welcoming, centered around a cozy corner fireplace and large patio doors that lead to a private balcony — complete with a gas line for your BBQ, perfect for outdoor dining and relaxing. The primary bedroom includes a walk-through closet and a private four-piece ensuite, while the second bedroom is generously sized and located near the main three-piece bathroom, making it ideal for guests or shared living. A versatile den offers space for a home office, hobby room, or additional storage, and in-suite laundry adds everyday convenience. This unit also includes a titled underground parking stall and separate storage, and full access to the building's impressive amenities: a fitness centre, hot tub, steam room, theatre room, games area, library, and more. If you're looking for a stylish, move-in-ready condo in a welcoming adult living community, this is a must-see.