



GRASSROOTS
REALTY GROUP

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

**212, 52 Cranfield Link SE
Calgary, Alberta**

MLS # A2280527



\$270,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: na

IMMACULATELY MAINTAINED UNIT with this 2 BEDROOM/ 2 BATHROOM + DEN unit with almost 1000 sq ft of living space in the sought-after 18+ ADULT ONLY Silhouette complex in Cranston. This unit is conveniently located just minutes away from South Health Campus, Seaton YMCA, and a pathways, park. Inside you'll find a generous Living room 9FT ceilings throughout, huge kitchen with spacious island, tiled backsplash, with Shaker cabinets. Stainless-Steel appliances, spacious kitchen, granite counter tops with a corner pantry, Convenient DEN/OFFICE. Master bedroom with a walk-through closet leading to a 4-piece En-suite bathroom. Spacious second bedroom with a 3 pc bathroom, and a good-sized balcony. Tons of windows throughout for that natural light EN-SUITE WASHER AND DRYER. This building is equipped with 2 Elevators, Titled Underground Parking Stall, with Assigned storage. Condo fees include heat, water and sewer . Other building amenities include a steam room, Gym, Hot tub, Car Wash, Library and a Private Theatre. Amazing unit in an amazing location. Come take a look!!