



**233, 52 Cranfield Link SE  
Calgary, Alberta**

**MLS # A2172901**



**\$409,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Owned, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 672
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, Quartz Counters, Recreation Facilities, Sauna, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

1135 SQ FEET! | 2 BED + DEN | AIR-CONDITIONED | TITLED PARKING A RARE and SPACIOUS FIND in an 18+ / Pet Friendly, building. This generously sized 1135 SQUARE FEET, AIR CONDITIONED, 2 BED, 2 BATH plus DEN with an ENSUITE and WALK IN CLOSET in the primary is sure to impress. The 2nd floor deck is nicely sized and perfect for BBQs and relaxing. This condo in The Silhouette at Cranston offers comfort and style, ideal singles or couples and even space for a small family with room to spare. Located at 52 Cranfield Link SE Suite 233, this unit features an uncommonly generous floor plan, including a den perfect for a home office or extra living space. The open-concept design creates a welcoming atmosphere, ideal for both relaxing and entertaining. The warm wood toned kitchen features brown shaker cabinet finishes, QUARTZ COUNTERTOPS, and reach-in PANTRY for ample storage, while a separate laundry/storage area adds convenience to daily life. The Silhouette at Cranston provides a welcoming community atmosphere with a GYM, HOT TUB, SAUNA, SOCIAL ROOM and even a MOVIE THEATER ROOM. Embrace the tranquility of this family-friendly community, where parks, schools, and amenities are just moments away. Complete with 1 INDOOR TITLED PARKING STALL. This condo offers both comfort and practicality. Don't miss out on this rare gem - schedule your viewing today and experience the Silhouette lifestyle for yourself!