



**226, 52 Cranfield Link SE  
Calgary, Alberta**

**MLS # A2192873**



**\$424,900**

<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>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Elevator, Granite Counters, High Ceilings, Recreation Facilities, Steam Room, Vinyl Windows		

**Inclusions:** Refrigerator (not the refrigerator currently in the suite, will be replaced with side by side refrigerator, see photo in supplements), tv wall mount bracket in living room, some window coverings (roller blind in bedrooms, sliding blind in living room, curtains and rods in bedrooms)

Welcome to your move-in-ready sanctuary in the heart of Cranston! This spacious 1,136 sq ft one-level condo offers the perfect modern living with opportunities for social gatherings and a healthy lifestyle. Located in a vibrant, active community, this 2-bedroom, 2-bathroom, PLUS DEN, suite is designed for comfort and convenience. Step into a newly refreshed interior, boasting fresh paint and new gorgeous engineered hardwood floors, laid at an angle for a custom look. This unit feels both bright and spacious with the soaring 9 foot ceiling height. Both bedrooms feature plush new carpeting, providing a cozy retreat. The primary suite is a highlight with its huge walk-in closet and an ensuite bath complete with a luxurious soaker tub and granite countertops. The heart of the home is the upgraded kitchen, featuring a new Bosch dishwasher, newer microwave hood fan, and brand-new kitchen countertops paired with a sleek black granite sink and designer faucet. The deep sink comes equipped with a built-in drying rack, cutting board, and colander to simplify meal prep and cleanup. Entertain with ease in the dedicated dining room, upgraded with new lighting, or bask in the breathtaking city and mountain views from the large covered patio. Cozy up by the fireplace or enjoy the climate-controlled comfort thanks to the in-floor heating in the winter AND air conditioning in the summer. This pet-friendly building is brimming with amenities: an underground heated parking pad with an additional storage cage and wash bay. Common areas include: a billiards and game room, 10-seat movie room, gym, hot tub, steam room, library, and even an off-leash dog park for small breeds. Social butterflies will appreciate the regular community events&mdash;from yoga classes to weekend happy hours&mdash;fostering a lively and welcoming community spirit. Conveniently

located with easy access to public transit, South Health Campus Hospital, Shopping, Major Road Ways, this home is ideal for those seeking a dynamic lifestyle with room to add their own touches. Don't miss your chance to join this vibrant community—schedule a viewing today!