

# \$269,900 - 316, 52 Cranfield Link Se, Calgary

MLS® #A2242710

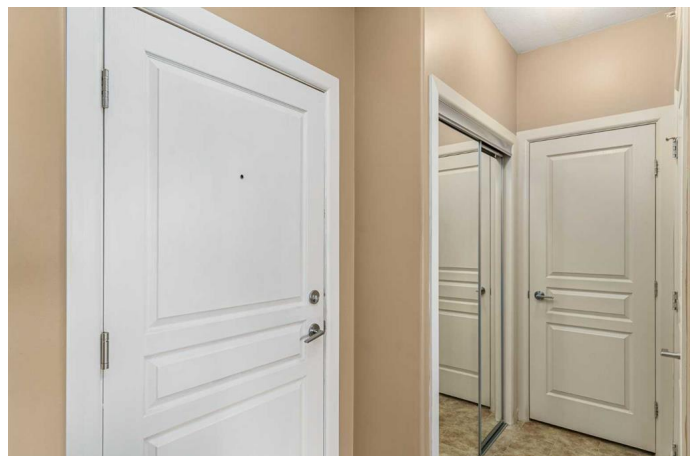
## \$269,900

1 Bedroom, 1.00 Bathroom, 676 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

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 – perfect for walking, biking, or simply relaxing in nature. Do not miss out on this opportunity!

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2242710          |
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 676               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 316, 52 Cranfield Link Se |
| Subdivision | Cranston                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 1H9                   |

**Amenities**

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Trash, Visitor Parking, Car Wash, Party Room, Sauna, Spa/Hot Tub |
| Parking Spaces | 1                                                                                                      |
| Parking        | Parkade, Stall, Titled, Underground                                                                    |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Pantry, Vinyl Windows                                                    |
| Appliances        | Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |

|              |          |
|--------------|----------|
| Heating      | In Floor |
| Cooling      | None     |
| # of Stories | 3        |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Storage |
| Construction      | Stone, Stucco, Wood Frame                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 61              |
| Zoning         | M-1 d75         |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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