

# \$309,900 - 212, 52 Cranfield Link Se, Calgary

MLS® #A2247909

**\$309,900**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

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!!

Built in 2008

## Essential Information

MLS® # A2247909

Price \$309,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 842               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 212, 52 Cranfield Link Se |
| Subdivision | Cranston                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 0N9                   |

### Amenities

|                |                                                                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking, Bicycle Storage, Fitness Center, Party Room, Recreation Room, Sauna, Secured Parking, Service Elevator(s), Spa/Hot Tub, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                                                                                                                                                                           |
| Parking        | Underground                                                                                                                                                                                 |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Elevator, Granite Counters |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                                        |
| Heating           | Boiler                                                                                                        |
| Cooling           | None                                                                                                          |
| # of Stories      | 4                                                                                                             |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Storage, Private Entrance |
| Roof              | Asphalt Shingle                    |
| Construction      | Wood Frame, Concrete               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 64                |
| Zoning         | M-1 d75           |
| HOA Fees       | 152               |
| HOA Fees Freq. | ANN               |

**Listing Details**

Listing Office           MaxWell Canyon Creek

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