

# **\$394,900 - 330, 52 Cranfield Link Se, Calgary**

MLS® #A2223387

**\$394,900**

2 Bedroom, 2.00 Bathroom, 935 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

**Seller's Motivated Price Adjustment!!!**

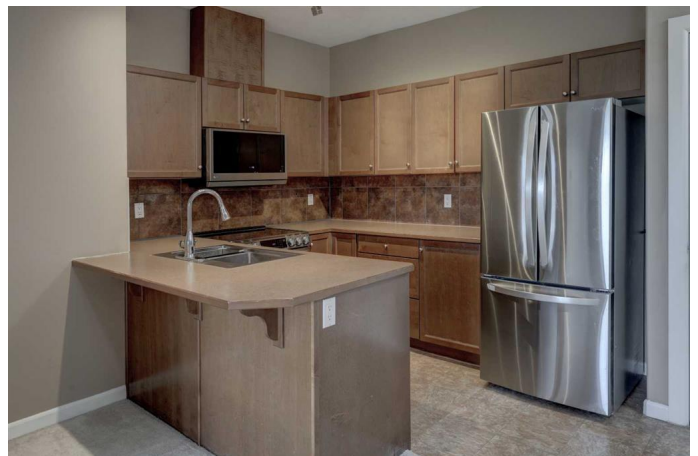
Welcome to this elegant and spacious two-bedroom, two-bathroom condo with a den, perfectly situated on the top floor of the desirable Silhouettes—an adult-only building in the sought-after community of Cranston. This beautifully maintained apartment-style condo offers breathtaking views of the city skyline and majestic mountains, creating a serene and scenic backdrop to your daily living. The thoughtfully designed layout features an open-concept living area, ideal for both relaxing and entertaining. The den provides a flexible space perfect for a home office or reading nook.

Enjoy the convenience of titled underground parking and a dedicated storage unit, along with access to premium building amenities including a fully-equipped fitness centre, recreation room, and a stylish party room—perfect for hosting gatherings with friends and family.

Nestled in the vibrant and welcoming community of Cranston, you™ll enjoy easy access to walking paths, shops, restaurants, and all the charm this neighbourhood has to offer.

Whether you™re looking to downsize or simply enjoy maintenance-free living in a peaceful setting, this condo offers the perfect blend of comfort, luxury, and lifestyle.

Built in 2008



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2223387          |
| Price          | \$394,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 935               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 330, 52 Cranfield Link Se |
| Subdivision | Cranston                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 0N9                   |

## Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Dog Park, Dog Run, Elevator(s), Fitness Center, Party Room, Sauna, Secured Parking, Spa/Hot Tub, Visitor Parking |
| Parking Spaces | 1                                                                                                                          |
| Parking        | Underground                                                                                                                |

## Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                                              |
| Heating           | In Floor                                                                                                                                          |
| Cooling           | None                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                 |
| Fireplaces        | Gas, Mantle                                                                                                                                       |

# of Stories                3

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Dog Run, Lighting          |
| Roof              | Asphalt Shingle                     |
| Construction      | Concrete, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 28             |
| Zoning         | M-1            |
| HOA Fees       | 190            |
| HOA Fees Freq. | ANN            |

## Listing Details

Listing Office                RE/MAX Realty Professionals

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