

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

MLS® #A2242710

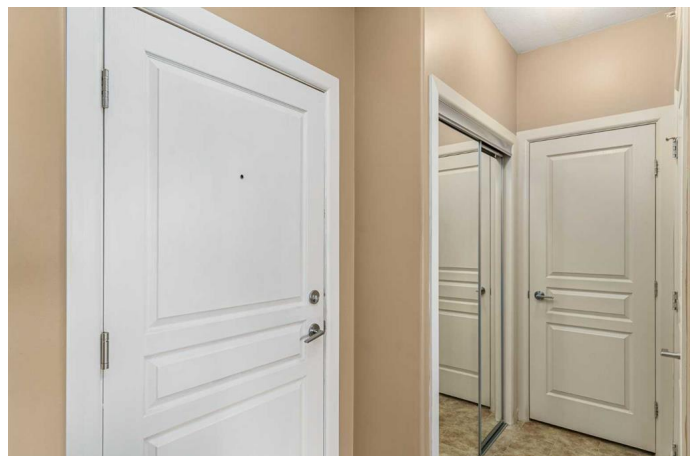
\$269,900

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	75
Zoning	M-1 d75
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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