

**202, 52 Cranfield Link SE**  
**Calgary, Alberta**

**MLS # A2146770**



**\$372,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks, Walk-In Closet(s)		

**Inclusions:** None

Beautiful condo complex, the Silhouette , in Cranston with quick access to SW Ring Road and Deerfoot and one of the better run condo complexes in south Calgary. Spacious unit has 9 foot ceilings, 2 bedrooms, 4 -piece primary ensuite, 3-piece bath, open style living, dining and kitchen area, small den, in unit laundry, underground titled parking and adjacent locker storage. Living, dining and bedrooms virtually staged. Silhouette is adult living (18+) and has various amenities including Fitness area, Hot tub, Steam Room, Library, Games Room and Theatre Room/Kitchenette, Car wash bay in parkade and off - leash dog run at west side green space. There is ample visitor parking outside the unit and the grounds around the building are beautifully kept and maintained as well as the complex carefully maintained. Cranston is a beautiful community with natural park spaces close by, and quick drive to shopping, dining, services, theatres, golf and the South Health Campus Hospital. Priced to allow for possible buyer updates and still be within competitive market value.