

# \$325,000 - 242, 52 Cranfield Link Se, Calgary

MLS® #A2258130

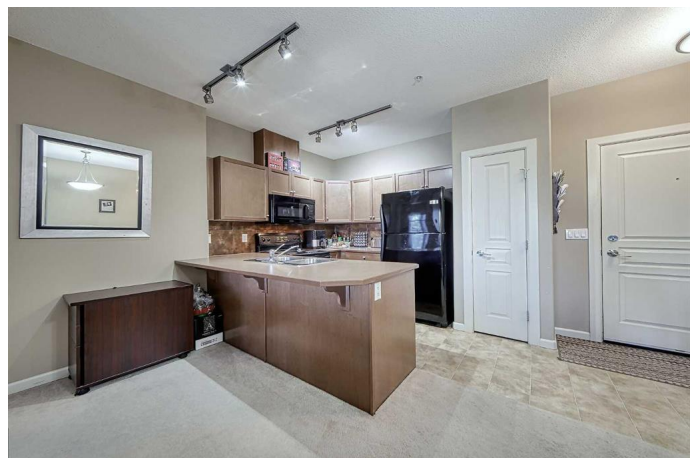
**\$325,000**

2 Bedroom, 2.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to Silhouette at Cranston with Unmatched Amenities! This immaculately maintained 2-bedroom, 2-full bathroom condo offers 838 sq. ft. of thoughtfully designed living space in one of Cranston's most desirable adult-only (18+) communities. The Silhouette complex is known for its strong sense of community and is a well-managed building "making it feel more like a lifestyle than just a home." Step into a bright and open layout featuring 9-ft ceilings, large windows, and a spacious living area. The kitchen is a chef's dream, with solid wood shaker cabinets, granite countertops, stainless steel appliances, island with breakfast bar and tiled backsplash. The primary bedroom includes a walk-through closet and a private 4-piece ensuite, while the second bedroom, perfect for guests or roommates, also has a full bathroom and closet. There is even a private balcony with gas BBQ hookup extending from your living space to the outside and in-suite laundry that adds everyday convenience. Enjoy the luxury of heated, underground, titled parking (stall #128) with a storage locker directly in front of the parking space. Take advantage of low condo fees that include heat, water, and sewer. The endless amenities include a fully equipped fitness centre with sauna and hot tub,, a private movie theatre, party room with billiards and kitchen, steam room, library, and a convenient car wash bay. Located near the South Health Campus, Seton YMCA, shopping, public transit, major roadways, and



scenic pathways along the Bow River and Fish Creek Park, this condo offers both comfort and convenience in a peaceful, adult-oriented setting. Don't miss this opportunity—book your showing today and experience the Silhouette lifestyle for yourself!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2258130          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 838               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 242, 52 Cranfield Link Se |
| Subdivision | Cranston                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 0C4                   |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Visitor Parking, Car Wash, Sauna, Storage |
| Parking Spaces | 1                                                                                  |
| Parking        | Parkade, Titled, Underground, Heated Garage, Insulated                             |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home |
|-------------------|------------------------------------------------|

|              |                                                                |
|--------------|----------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating      | In Floor, Natural Gas                                          |
| Cooling      | None                                                           |
| # of Stories | 3                                                              |
| Basement     | None                                                           |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 33                   |
| Zoning         | M-1 d75              |
| HOA Fees       | 190                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.