



GRASSROOTS
REALTY GROUP

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137, 52 Cranfield Link SE
Calgary, Alberta

MLS # A2299751



\$374,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,134 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 705
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This is the premier location and building for the experiential lifestyle you have been searching for! This 2-bedroom + Den model features a great open-concept floor plan with high 8'9" ceilings, the desirable south-facing "The Silhouette" - Adult-only living. This main floor plan does not come up for sale often! Located on the first floor, it has its own private south-facing balcony. With views of the front park, walkways and near the visitor parking stalls. A premium condo with over 1133 SF offers a Gourmet Kitchen: black appliances, stainless steel sink, ample countertop space, tile backsplash, a flush eating bar, wood drawers and cabinet doors. In-suite laundry with space for storage. Indoor titled parking + storage cage area to keep your extra items safe out of the way. The building is perfectly located with close proximity to the South Health Campus, Shopping, Food, Stoney Trail, Deerfoot, Transit & Starbucks! The Silhouette in Cranston is an 18+ adult-oriented condominium in SE Calgary offering 1,000+ sq. ft. units. Residents enjoy a peaceful, amenity-rich environment with a fitness centre, sauna, hot tub, movie room, party room with billiards, dog run, and car wash bay in the underground parkade. Key Community Amenities at The Silhouette include Health & Wellness events, Entertainment & Social clubs, Convenience & Security, Heated underground parking, assigned storage cages, and a well-maintained lobby. Pet-Friendly: Includes a dog run/off-leash area. Located minutes from Cranston's walking paths and ridge views, the complex provides easy access to keep active at any age. Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!