



GRASSROOTS
REALTY GROUP

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208, 30 Cranfield Link SE
Calgary, Alberta

MLS # A2335644



\$365,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	938 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 614
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Open Floorplan, Recreation Facilities, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

Welcome to your move-in-ready sanctuary in the heart of Cranston! This spacious 938 sq ft one-level condo offers the perfect modern living set-up with opportunities for social gatherings and a healthy lifestyle. Located in a vibrant, active community, this 2-bedroom, 2-bathroom, PLUS DEN, suite is designed for comfort and convenience. Step into the refreshed interior, boasting gorgeous vinyl plank floors, laid at an angle for a custom look & updated paint. This unit feels both bright and spacious with large windows overlooking the common area landscaping and dog park. Both bedrooms feature plush updated carpeting that provides a cozy retreat. The spacious primary suite has a walk through closet that leads to a 4 piece ensuite bath bathroom. The heart of the home is the kitchen, featuring undercounter lighting, maple cabinetry & a convenient pantry. Entertain with ease in the dedicated dining room, or on the large covered patio. Cozy up by the fireplace or enjoy the climate-controlled comfort thanks to the in-floor heating in the winter AND air conditioning in the summer. This pet-friendly building is brimming with amenities: an underground heated parking with an additional storage cage and carwash bay. Common areas include: a billiards and game room, movie room, gym, hot tub, steam room, library, and even an off-leash dog park for small dog breeds. Social butterflies will appreciate the regular community events—from yoga classes to weekend happy hours—fostering a lively and welcoming community spirit. Conveniently located with easy access to public transit, South Health Campus Hospital, Shopping, and Major Road Ways. This home is ideal for those seeking a dynamic lifestyle with room to add their own touches. Don't miss your chance to join this vibrant 55+ Adult Living community building & schedule a viewing today!

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