

**132, 52 Cranfield Link SE**  
**Calgary, Alberta**

**MLS # A2300742**



**\$468,500**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 871
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** Central Air Conditioning Unit with 3 separate blowers, parkade Door Fobs x2, TV wall Mount Bracket

**\*\* Open House Sat Apr 18 - Cancelled \*\*** Located in the established community of Cranston, this 18+ adult-oriented condominium at The Silhouettes offers a quiet, well-managed environment ideal for those looking to downsize or rightsize without compromise. Positioned at the north end of the community and buffered from Stoney Trail by an expansive green space, the setting provides both privacy and excellent access. This low-rise complex is known for its engaged ownership and healthy reserve fund, with amenities tailored to adult living including a fitness centre with hot tub and steam room, library/lounge, games room with kitchenette, private theatre, and car wash bay in the heated underground parkade. Extensively updated since 2023, the 2Bed/2Bath+Den unit presents in true move-in ready condition with 1346 sqft of open concept living. Improvements include new kitchen and laundry appliances, ceiling-height cabinetry with added hutch storage, touch-tap faucet and garburator, luxury vinyl plank flooring throughout, and a full paint refresh. The main bath features a Jacuzzi walk-in shower, while additional upgrades include custom closet cabinetry, new window coverings, updated lighting and fixtures, and air conditioning with separate controls for the living room and both bedrooms. A rare highlight is the inclusion of two oversized titled underground parking stalls (approx. 11' & 13' wide), ideally located directly below the unit with convenient stairwell access just outside the front door... both with large securable storage in front of their respective parking spaces. Well situated near Cranston's local amenities, Seton Urban District, and South Health Campus, this is a strong option for buyers seeking low-maintenance, lock-and-leave living in a stable, established community.