

316, 30 Cranfield Link SE
Calgary, Alberta

MLS # A2352541

\$345,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	981 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 723
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: Central Air Conditioner, Dishwasher, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Open house Saturday October 17th from 12:00pm-2:00pm & Sunday October 18th from 1:00pm-3:00pm! Why sacrifice mountain views, a top-floor lifestyle, and amenities designed to make everyday living more enjoyable? Welcome to a home that combines comfort, convenience, and an active lifestyle in the heart of Cranston. This well-appointed two-bedroom condo features upgraded luxury vinyl plank flooring, granite countertops, newer stainless steel appliances, and a functional kitchen with plenty of storage, including a pantry and additional built-in cabinetry. Step out onto your private balcony and enjoy beautiful mountain views, the perfect setting for your morning coffee or a relaxing evening at home. The thoughtfully designed layout offers two bedrooms, providing flexibility for visiting family, overnight guests, or hobbies such as painting, knitting, or crafting. A separate flex space is ideal for a dedicated home office, reading nook, or a comfortable space for your beloved pet. Enjoy an impressive selection of amenities right within your building, including a fitness centre, hot tub, steam room, games and recreation lounge, and a theatre room with stadium seating for movie nights and special events. The outdoor greenspace offers an inviting place to get some fresh air and enjoy the warmer months. Parking and storage are equally convenient, with two titled underground parking stalls and an additional storage unit. Whether you need room for your everyday vehicle and summer car or simply appreciate having extra parking for visiting family, this is a valuable feature that sets this home apart. Located in the established community of Cranston, you'll enjoy convenient access to everyday essentials, shopping, restaurants, medical services, and the South Health Campus. Nearby pathways, green spaces, and the natural beauty surrounding the Bow River valley

provide opportunities to stay active, enjoy the outdoors, and connect with the community. With convenient access to major roadways, getting around Calgary is simple, whether you're heading out for appointments, visiting family, or planning a weekend getaway. For those looking to downsize without giving up comfort, space, or the things they enjoy, this home offers an appealing balance of low-maintenance living, outstanding amenities, and beautiful mountain views. Enjoy the freedom of condo living while keeping the space, convenience, and lifestyle that make a house feel like home.