

**123, 30 Cranfield Link SE**  
**Calgary, Alberta**

**MLS # A2200588**



**\$340,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Off Street, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 544
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Fantastic opportunity to own your first home in the desirable community of Cranston! Offering 937 SF of living space, this functional and open floorplan features a living room with cozy gas fireplace, well equipped kitchen with breakfast bar and a separate den/office space. The master bedroom is generously scaled with a walk-thru closet to the 4 piece ensuite bathroom. A second bedroom, 3 piece bathroom and convenient ensuite laundry complete this space. You will love the underground titled parking with assigned storage locker and the array of amenities in this adult (18+) building including a steam room, gym, hot tub, car wash, library, private theater, games room, kitchen & deck area for parties. Situated within a 5 min drive to the South Health Campus, Seton YMCA and an array of amenities. Enjoy nature at your doorstep with the miles of pathways through Fish Creek. Call today to view!