

# \$355,000 - 212, 30 Cranfield, Calgary

MLS® #A2254226

**\$355,000**

2 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Discover the perfect blend of style, space, and convenience in this beautifully updated two bedroom, two-bathroom plus den condo located in the desirable 18+ Silhouette complex in Cranston. Set in one of Calgary's most scenic and amenity-rich communities, this home is ideal for those seeking comfort and low-maintenance living in a quiet, well-managed building. Step inside to find a thoughtfully laid-out floor plan with new vinyl plank flooring and a brand-new air-conditioning unit for year-round comfort. The kitchen offers both functionality and charm, featuring maple cabinets, black appliances, ample counter space, and a pantry with a full spice rack mounted on the door, maximizing your storage options. A raised breakfast bar opens into a spacious dining area, creating a great flow for everyday living. The living area is bright and welcoming, centered around a cozy corner fireplace and large patio doors that lead to a private balcony – complete with a gas line for your BBQ, perfect for outdoor dining and relaxing. The primary bedroom includes a walk-through closet and a private four-piece ensuite, while the second bedroom is generously sized and located near the main three-piece bathroom, making it ideal for guests or shared living. A versatile den offers space for a home office, hobby room, or additional storage, and in-suite laundry adds everyday convenience. This unit also includes a titled underground parking stall and separate storage, and full access to the



building's impressive amenities: a fitness centre, hot tub, steam room, theatre room, games area, library, and more. If you're looking for a stylish, move-in-ready condo in a welcoming adult living community, this is a must-see.

Built in 2006

### Essential Information

MLS® #	A2254226
Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	212, 30 Cranfield
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0C4

### Amenities

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Visitor Parking, Car Wash, Spa/Hot Tub
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Underground

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Storage, Walk-In
-------------------	--

	Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 5th, 2025
Zoning	M-1 d75
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.