

318, 200 Cranfield Common SE  
Calgary, Alberta

MLS # A2230659



# \$260,000

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Cranston                           |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 608 sq.ft.                         | Age:   | 2017 (8 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Stall                              |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                        |            |        |
|-------------|----------------------------------------|------------|--------|
| Heating:    | Baseboard                              | Water:     | -      |
| Floors:     | Laminate                               | Sewer:     | -      |
| Roof:       | -                                      | Condo Fee: | \$ 398 |
| Basement:   | -                                      | LLD:       | -      |
| Exterior:   | Composite Siding, Concrete, Wood Frame | Zoning:    | M-2    |
| Foundation: | -                                      | Utilities: | -      |
| Features:   | Granite Counters, No Smoking Home      |            |        |

Inclusions: None

Discover the perfect blend of comfort and community living in this fantastic 1-bedroom, top-floor condo in Cranston. Constructed in 2017, with over 600 sqft of space, this unit presents a brilliant opportunity, whether you're stepping into homeownership or expanding your investment portfolio. The interior offers a thoughtfully designed space, boasting stone countertops, stainless steel appliances, and a large pantry in the kitchen. As a top-floor unit, you'll also appreciate a nice view and a quieter atmosphere. This secure building is exceptionally well-maintained, featuring a new elevator and an array of resident-focused amenities. Enjoy convenient bike storage, your own designated parking stall, and an underground storage cage for extra belongings. Families will particularly value the communal playground. One of the most compelling advantages is the all-inclusive low condo fees, covering both heat and water. This makes for exceptionally predictable and affordable monthly expenses, highlighting the exceptional value of this property in this desirable Calgary community.