

# \$330,000 - 201, 520 Cedar Crescent Sw, Calgary

MLS® #A2117291

**\$330,000**

3 Bedroom, 2.00 Bathroom, 1,118 sqft

Residential on 0.00 Acres

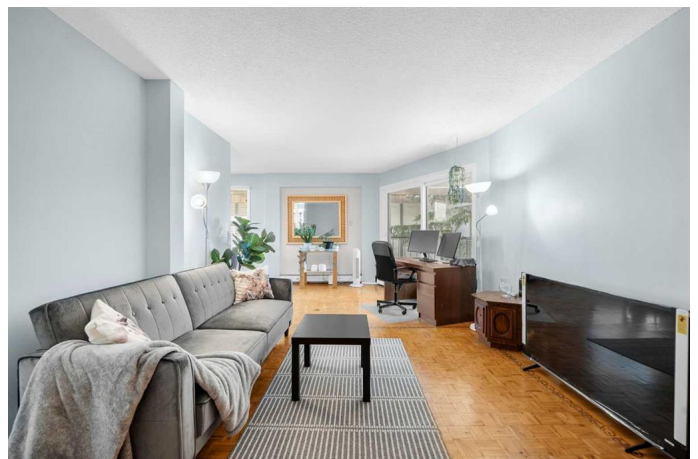
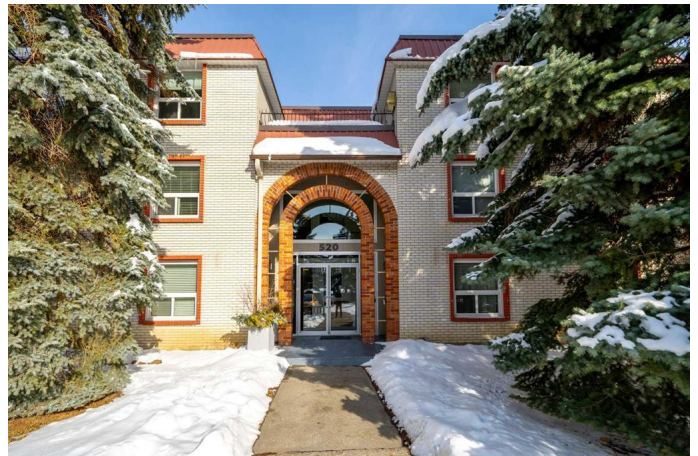
Spruce Cliff, Calgary, Alberta

Situated on a lovely tree-lined street in a quiet, low-traffic area, this charming concrete constructed condo offers a wonderful opportunity for first-time buyers and investors alike. There are 3 generously sized bedrooms, including the primary which is complete with a 2-piece ensuite. Located in the popular community of Spruce Cliff, this is a large second floor unit, boasting 1118 square feet and views of downtown Calgary. The unit is immaculately clean with stainless steel appliances that makes it move in ready. The private courtyard is breathtaking in the summer months with the view looking over the Shaganappi Point Golf Course, plus quick access to bike paths and the LRT. A storage locker in the basement offers lots of room for sports equipment or Christmas decorations to be neatly stowed away. There is a very tidy common laundry facility in the basement, however the unit also has in-suite laundry hook-ups for future washer/dryer. This well-managed building condo fee includes: 1 assigned parking stall, gas, heat and water.

Built in 1966

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2117291  |
| Price      | \$330,000 |
| Sold Price | \$340,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,118       |
| Acres          | 0.00        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 201, 520 Cedar Crescent Sw |
| Subdivision | Spruce Cliff               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C2Y8                     |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Laundry, Roof Deck                  |
| Parking Spaces | 1                                   |
| Parking        | Assigned, Parking Lot, Paved, Stall |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s) |
| Heating           | Baseboard, Boiler, Natural Gas                 |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Brick Facing, Living Room, Wood Burning        |
| # of Stories      | 3                                              |
| Basement          | None                                           |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Courtyard, Garden, Private Entrance |
| Roof              | Metal, Tar/Gravel                   |

|              |                 |
|--------------|-----------------|
| Construction | Brick, Concrete |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2024 |
| Date Sold      | April 4th, 2024  |
| Days on Market | 5                |
| Zoning         | M-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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