

\$314,900 - 304, 312 Cedar Crescent Sw, Calgary

MLS® #A2124583

\$314,900

2 Bedroom, 1.00 Bathroom, 785 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Spacious (785 ft2) "TOP FLOOR" - 2 bedroom 'walk-up' in 'RIVERBEND TERRACE.' A concrete building with UNOBSTRUCTED VIEWS out to Edworthy Park, the Downtown highrises & the beautiful Douglas Fir Trail. Updated recently with HARDWOOD FLOORS THROUGHOUT, WHITE KITCHEN, quartz countertops, 4 piece bathroom (LUXURY Vinyl Plank flooring, water tight one-piece tub surround by Bath Fitters). Laundry room in the building for your use, plus secure outdoor bike storage. Parking stall (#2) right outside the front door and plenty of street parking available. Condo board is receptive to owners installing Washer + Dryer inside their units. Fabulous sense of community here and friendly neighbours who look out for each other. Walking distance to the LRT station, Shaganappi Golf Course (golf or cross country skiing), 17th Ave and the nearby shopping mall. A quick drive to downtown Calgary, U of C, Mount Royal University, Foothills Medical Centre and the Alberta Children's Hospital. Don't forget to visit our 3D tour and drop by our Saturday + Sunday, OPEN HOUSE 11AM-1PM, MAY 4th+5th.

Built in 1965

Essential Information

MLS® # A2124583

Price \$314,900



Sold Price	\$307,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	785
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	304, 312 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Y8

Amenities

Amenities	Coin Laundry, Laundry, Park, Parking, Picnic Area, Playground, Storage
Parking Spaces	1
Parking	Outside, Parking Lot, Paved, Plug-In, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Playground
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 7th, 2024

Days on Market 6
Zoning M-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.