

\$295,000 - 101, 312 Cedar Crescent Sw, Calgary

MLS® #A2150124

\$295,000

2 Bedroom, 1.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to Spruce Cliff! This hidden gem is surrounded by lush greenery and offers all the amenities you need within walking distance.

Enjoy easy access to Westbrook train station, Shaganappi Golf Course, schools, and shopping—just steps away!

As you enter this cozy unit, you™ll be greeted by a bright, open space that feels instantly welcoming. The updated kitchen features stainless steel appliances and a large island, perfect for hosting friends and family. Around the corner, you™ll find two spacious bedrooms with ample closet space and a large, well-appointed four-piece bathroom. Step out onto your serene private balcony, overlooking the tranquil forest and wildlife. This connects you directly to Douglas Fir Trail and Edworthy Park, ideal for biking, walking, or hiking. There is plenty of free street parking, and the building faces green space, enhancing your living experience. The community is peaceful and quiet, yet just a short distance from vibrant downtown.

This community truly offers everything you need and more. Book your showing today!



Built in 1965

Essential Information

MLS® # A2150124

Price \$295,000

Sold Price \$287,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	847
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	101, 312 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Y8

Amenities

Amenities	Laundry, Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 30th, 2024

Days on Market	43
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office Greater Property Group

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