

\$345,000 - 301, 324 Cedar Crescent Sw, Calgary

MLS® #A2160376

\$345,000

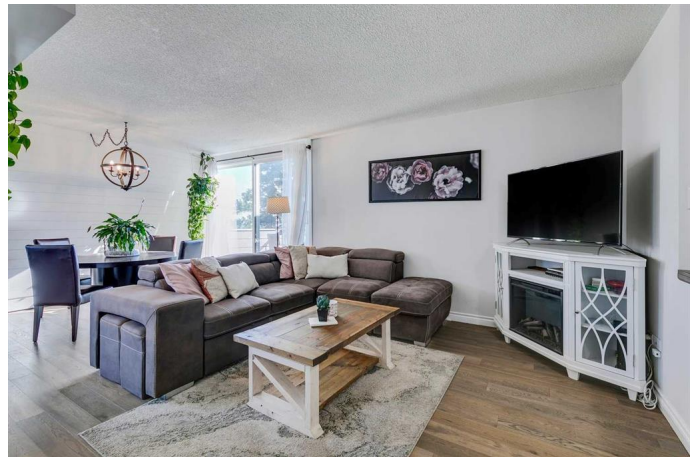
3 Bedroom, 2.00 Bathroom, 961 sqft
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

RARE top floor 3-bedroom, 1.5 bath unit backing onto the forest! Not a flip, this beautiful condo was fully and thoughtfully updated to be lived in, with quality and style top of mind. Located in a quiet and well-maintained CONCRETE building in the inner-city neighbourhood of Spruce Cliff, this unit is bright and airy with tri-directional exposure.

Enjoy proximity to both nature and the city - this is location and lifestyle to the max! Surrounded by greenspace with unparalleled access to Douglas Fir and Bow River trails, situated above Shaganappi Golf Course, and just a short walk or run to Edworthy Off-leash Park. Easy access to Bow Trail, Sarcee, and other major thoroughfares. Downtown Calgary, U of C, Foothills Hospital and MRU are all within a 15 minute drive while groceries, shopping and the Westbrook LRT station are within walking distance.

This gorgeous condo boasts a nicely sized living room with cozy electric fireplace. The dining area features patio doors out to the balcony overlooking the treed escarpment. The kitchen features newly updated cabinets, brand new countertops, all stainless appliances, as well as a new, in-suite LG dual washer/dryer added to extended built-in kitchen cabinetry. This gorgeous condo boasts a large primary bedroom with newly updated ensuite half bath and ample built-in storage.



Two extra bedrooms make it a great unit for guests, a growing family, at-home office-space, or your preferred combination. All bedrooms face toward the green space in front of the building.

The building's Cement Siding Exterior Envelope, windows, patio doors, mansard and flat roofs, and parking pad have all been updated. Lower level includes secure assigned storage lockers, indoor bike rack, coin laundry & communal Rec Room. Assigned parking with plug-in & guest parking just outside the door. Pet friendly with board approval. Start living your best life in desirable Spruce Cliff today!

Built in 1965

Essential Information

MLS® #	A2160376
Price	\$345,000
Sold Price	\$337,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	961
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	301, 324 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3C2Y8

Amenities

Amenities	Bicycle Storage, Laundry, Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parking Pad

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Storage
Appliances	Dishwasher, Electric Oven, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Living Room
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle, Membrane
Construction	Cement Fiber Board, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 21st, 2024
Days on Market	23
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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