

\$245,000 - 202, 312 Cedar Crescent Sw, Calgary

MLS® #A2171587

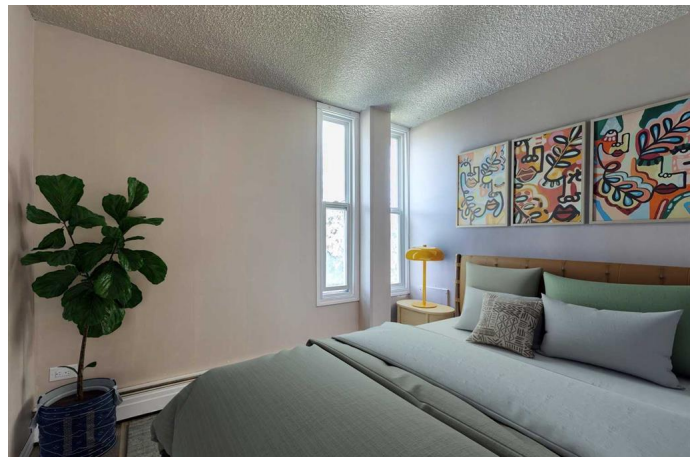
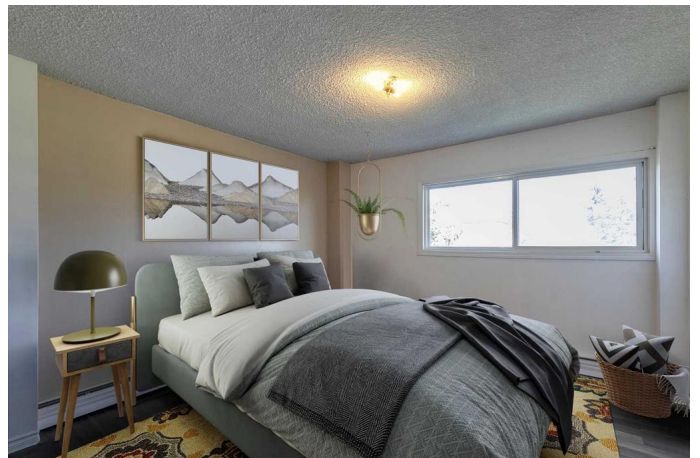
\$245,000

2 Bedroom, 1.00 Bathroom, 790 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Bright and airy 2 bedroom condominium in a concrete building with views over the idyllic forested Douglas Fir escarpment. Nestled in desirable Spruce Cliff, surrounded by greenspace with proximity to all the action! This unit boasts great natural light with plenty of windows and huge balcony featuring a new membrane and glass railing, perfect for relaxing and looking out over both vast green space and a city vista. Living and dining room with large patio doors, lots of closet space, and a kitchen with upgraded appliances. OPTION TO ADD IN-SUITE LAUNDRY with board approval. Excellent layout for roommates or having guests. Meticulously maintained self-managed building with strong sense of community. Clean, common area laundry room on the lower level, plus secure outdoor bike storage. Assigned parking stall is conveniently located right outside the front door with ample street parking available for guests or a second vehicle. 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. Enjoy proximity to both nature and the city: LRT, downtown, Westbrook Mall, the Bow River and river pathway system. A convenient commute to universities, hospitals, downtown, or to the mountains. A great find for investors or those looking to enter the market in a prime location.



Built in 1965

Essential Information

MLS® #	A2171587
Price	\$245,000
Sold Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	790
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	202, 312 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2Y8

Amenities

Amenities	Parking, Laundry
Parking Spaces	1
Parking	Assigned, Parking Pad

Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Electric Stove, Microwave, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
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Roof	Membrane
Construction	Concrete, Stucco

Additional Information

Date Listed	October 7th, 2024
Date Sold	November 8th, 2024
Days on Market	31
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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