

**4, 304 Cedar Crescent SW
Calgary, Alberta**

MLS # A2221477



\$379,900

Division:	Spruce Cliff		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,109 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees, No Neighbours Behind		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 511
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Stone Counters, Storage		

Inclusions: N/A

Just minutes to downtown and offering TWO parking stalls, this renovated townhome with CONCRETE WALLS & FLOOR with over 1,100 sq ft of living space backs directly onto greenspace and the Bow River in the highly sought-after community of Spruce Cliff. Rarely do units like this come to market. Step inside to find updated laminate flooring, a modern kitchen with stone countertops, wine storage, and stainless steel appliances, and a bright spacious living room that opens to a private patio with stunning views of the Douglas Fir Trail and river valley. Upstairs, you'll find two large bedrooms—both with large glass closet doors—and a full bathroom with updated vanity, sleek tile flooring, and a tub/shower combo. This quiet, well-managed complex is steps from the LRT, Shaganappi Golf Course, Edworthy Park, and Wildwood School, with quick access to Bow Trail and the river pathway system. Move-in ready, ultra-convenient, and surrounded by nature—this one won't last.