

**103, 320 Cedar Crescent SW
Calgary, Alberta**

MLS # A2234200



\$295,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1963 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 558
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Fully Renovated, Spacious & Bright End Unit in Spruce Cliff! This stylish 2 bedroom ground-level condo has been completely renovated and offers a perfect blend of modern updates and serene surroundings. Backing onto green space, enjoy privacy and nature from your private balcony. The home features a functional galley kitchen with ceiling-height wood cabinetry, stainless steel appliances, and sleek finishes throughout. The open dining area leads to a huge living room, perfect for relaxing or entertaining. You'll love the updated 4-piece bath, in-suite laundry, and the abundance of natural light. Includes 1 assigned parking stall and storage locker, with visitor parking and a games/rec room for residents. Located in the desirable inner-city community of Spruce Cliff—steps to LRT, Westbrook Mall, Edworthy Park, Shaganappi Golf Course, Bow River Pathway, and just minutes to downtown. A turnkey home or investment in a vibrant, walkable neighbourhood!