

302, 332 Cedar Crescent SW
Calgary, Alberta

MLS # A2257193



\$300,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Spruce Cliff | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 786 sq.ft. | Age: | 1967 (58 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 602 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Pantry, Storage | | |

Inclusions: N/A

Remarkably renovated 2 bedroom condo, perched on the 3rd floor, offering large windows & west facing oversized balcony to take in the AMAZING PANORAMIC VIEWS from Spruce Cliff Ridge. Warm vinyl flooring throughout this whole unit gives a fresh completed flow to the very functional layout. Updated to include creature comforts such as your own IN-SUITE LAUNDRY with storage, a fully modernized kitchen (with pantry) with a beautiful wood peninsula, and elegantly finished bathroom. Both bedrooms are spacious in size with an extra large living space just off the balcony area. Storage won't be an issue here as there are 3 large storage lockers dedicated solely to this unit. An assigned parking stall is all yours and there's always ample street parking as Cedar Crescent hugs a greenspace the whole way. This location is second to none - convenience next to peaceful and tranquil nature. Enjoy direct access to Spruce Cliff Trail, the magnificent Douglas Fir Trail, and beautiful Lawrey Gardens Park siding next to the Bow River. Located next to the Shaganappi Point Golf Course while being only mere & blocks away from Westbrook C-Train Station and Westbrook Mall. You will enjoy the variety of many stores, shops, & restaurants off of 17th Ave. This adult living (18+) CONCRETE BUILDING also offers convenient amenities such as a dedicated room for bike storage, the building's laundry area, and a large common recreation/party room where you can easily host larger gatherings.