

**301, 508 Cedar Crescent SW
Calgary, Alberta**

MLS # A2260495

\$285,000



Division:	Spruce Cliff	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	1,018 sq.ft.	Age: 1967 (59 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Assigned, Common, Off Street, Outside, Parking Lot	
Lot Size:	-	
Lot Feat:	Backs on to Park/Green Space	

Heating:	Boiler, Fireplace Insert, Fireplace(s), Natural Gas	Water:	Public
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Soaking Tub		
Inclusions:	n/a		

One of the best buildings on the Cedar Cres in Spruce Cliff. Cement building, Self managed, no dogs, no Smoking of anything on the Property. Great reserve fund, Low condo fees and they include internet and basic tv. It sits on the escarpment close to the Douglas Fir Trail, the Lawrey Gardens and the paths down by the Shaganappi Golf course and has a north view. This property is AS/IS and is ready to renovate that will make it a great place. There are three bedrooms, 1 4 piece bath and 1 1/2 Bath. There are other layouts designs that can be done. The kitchen was renovated years ago to have Maple cabinets with Corian counters. The Living room has a Fireplace with a gas insert and a brick facing with a mantle and a hearth. The master bedroom has the 1/2 bath. This is a third floor walkup, assigned parking and a additional storage. The lowest cost for Laundry anywhere with a front load washer and gas dryer in the building. Laundry can be installed in the unit with approval.