

**100, 524 Cedar Crescent SW
Calgary, Alberta****MLS # A2209205****\$425,000**

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,122 sq.ft.	Age:	1966 (59 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 706
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: NA

*** OPEN HOUSE SATURDAY APRIL 12 @ 11:00am - 1:00pm *** Here's your opportunity to own a true gem within the City, listed for the first time in 30 years, a property that offers the benefits of condo living but with some of the best elements of detached home life, all within the inner-city location of beautiful Spruce Cliff. Occupying the WALK-OUT GROUND FLOOR of a solid, concrete building, unit 100 occupies most of the east side, giving serene views of the huge backyard green space & garden. And just beyond? Stunning panoramic views of Downtown Calgary & the River valley while also overlooking a natural green space & start of the Douglas Fir hiking trail. This large 1122 sq/ft unit offers a PRIVATE ENTRANCE on the NE corner of the building, so there's no need to ever use the main building entrance. Upon entering, you're sure to be impressed by the BRIGHT natural light completely filling the unit thanks to 3 massive windows looking out into the garden. The large living room then gives way to a spacious dining area and renovated kitchen with quartz counters, undermount sink, under-cabinet lighting as well as a breakfast bar that faces outwards towards the peaceful setting outside. Down the hall a large primary bedroom with walk-in closet is found, followed by another bedroom and a shared 4pc bathroom. Two storage rooms are found on either side of the hall, offering the space to keep everything tucked away as needed. The shared laundry room is just 2-steps outside the unit's inner building entrance, and beyond that, TWO more locked private storage rooms are found for extended safekeeping of items. The building next door also offers a workshop if some small building or painting tasks are needed. Take a step back outside the unit, and imagine sitting on the covered patio on a warm sunny day while watching birds on the

feeder and taking in the tranquility of the garden setting... Both this & building #524 next door form the Condo Corp & many owners are long-time residents that watch out for each other & offer sense of community, frequently visiting in the courtyard. Located next to the Shaganappi Point GOLF COURSE & blocks away from Westbrook C-Train Station, Westbrook Mall & the many stores & restaurants of 17th Ave, this home must be viewed in person to be fully appreciated! Don't forget to walk around the garden and look outside the gate to see the views of downtown!