

201, 512 Cedar Crescent SW
Calgary, Alberta

MLS # A2304899



\$274,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,029 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 780
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: None

*** Price Improvement!*** Experience the perfect blend of vibrant city living and quiet natural surroundings. Welcome home to 201 - 512 Cedar Crescent SW! Boasting a prime location in the peaceful community of Spruce Cliff, this home offers breathtaking, unobstructed views of the Downtown Calgary skyline, the Shaganappi Golf Course, and the river valley. This spacious 3-bedroom, 2-bathroom condo showcases over 1,000 square feet of versatile living space. Stepping inside, you'll be greeted by a freshly repainted interior, custom wood detailing, and updated windows that flood the home with natural light. The heart of the space is the living area, anchored by an impressive wood-burning fireplace with a custom mantel. From here, oversized sliding patio doors invite you out onto a private balcony to take in the views. The galley-style kitchen offers ample storage and newer appliances, ready for your culinary adventures. The primary bedroom serves as a quiet retreat, featuring a 3-piece ensuite bathroom with a walk-in shower. Two additional bedrooms and a main 3-piece bathroom (also with a walk-in shower) complete the layout. The amazing Spruce Cliff location makes getting around the city a breeze! You are just a 5-minute drive to downtown, have quick access to the mountains, and are only blocks away from Westbrook Mall, the C-Train, and great local amenities. Nature lovers will appreciate being just steps from the Edworthy Park pathways and the Bow River. Book your viewing today!