

201, 512 Cedar Crescent SW
Calgary, Alberta

MLS # A2330252



\$254,900

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 balance of serene, nature-filled surroundings and inner-city convenience – welcome home to 201 - 512 Cedar Crescent SW! Offered at an unbeatable \$254,900, this bright 3-bedroom condo in sought-after Spruce Cliff delivers over 1,000 square feet of living space surrounded by beautiful greenery and river valley vistas. Natural light pours through updated windows, accentuating the custom wood detailing found throughout. At the heart of the layout is a welcoming living room centered around a rare, working wood-burning fireplace with a custom mantel, featuring oversized sliding doors that lead out to your private balcony where you can take in picturesque views of the Downtown Calgary skyline and Shaganappi Point Golf Course. The galley-style kitchen provides ample cabinet storage and newer appliances, while the functional floor plan offers two full 3-piece bathrooms with walk-in showers—a standout advantage compared to standard 1.5-bath setups in neighboring buildings. With a plumber's estimate for a ventless in-suite washer/dryer provided in the supplements, this property presents an exceptional opportunity to add your own design touches and build instant equity. Enjoy unbeatable lifestyle access just steps from Edworthy Park, Bow River pathways, Shaganappi Point LRT, and Westbrook Mall, all while remaining a quick 5-minute commute from downtown—schedule your private viewing today!