

301, 312 Cedar Crescent SW
Calgary, Alberta

MLS # A2347350



\$340,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,016 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Vinyl Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Recessed Lighting, Stone Counters, Storage		

Inclusions: Ceiling fans x2, armoire in ensuite bathroom, large living room couch, television in living room

Welcome to this bright and beautifully updated TOP-FLOOR END UNIT in the heart of Spruce Cliff, offering 3 bedrooms, 1.5 bathrooms and a fantastic layout filled with natural light. Warm hardwood flooring carries through the spacious living and dining areas, where oversized windows frame peaceful treetop views and open onto a private balcony overlooking the surrounding green space. The kitchen is thoughtfully designed with granite countertops, stainless steel appliances, rich cabinetry and a breakfast bar that keeps the space connected to the main living area. The generous primary bedroom easily accommodates a king-sized bed and features excellent closet space and a private 2-piece ensuite. Two additional bedrooms offer flexibility for kids, guests, roommates or a dedicated home office, while a full 4-piece bathroom and convenient in-suite laundry complete the interior. With no one above and only one common wall, this top-floor corner location provides an added sense of privacy in this well-run, self-managed concrete complex of 14 units. Step outside and enjoy one of Spruce Cliff's biggest draws: quick access to the Douglas Fir Trail, Edworthy Park and an extensive network of walking and biking paths, while Westbrook shopping, restaurants and the LRT are just minutes away. Downtown is less than 10 minutes away, making this an excellent option for professionals, couples or families looking for more space without giving up an inner-city lifestyle. Ample street parking makes for easy visiting, and assigned parking and outdoor storage sheds round out this home.