

201, 512 Cedar Crescent SW
Calgary, Alberta

MLS # A2352859

\$224,900

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

Exceptional space, outstanding value, and an unbeatable inner-city location – welcome to 201 – 512 Cedar Crescent SW! Offered at just \$224,900, this bright and spacious 3-bedroom condo in the desirable community of Spruce Cliff presents a rare opportunity to enjoy over 1,000 square feet of living space at a price point that's hard to find in today's Calgary market. Surrounded by beautiful greenery and river valley vistas, this inviting home offers an incredible combination of comfort, character, and convenience. Updated windows fill the home with natural light, highlighting the custom wood detailing that adds warmth throughout. The welcoming living room is centered around a rare, working wood-burning fireplace with a custom mantel, while oversized sliding patio doors lead to your private balcony showcasing picturesque views of the Downtown Calgary skyline and Shaganappi Point Golf Course. The functional galley-style kitchen offers ample cabinet storage along with a newer stove and refrigerator, while the well-designed floor plan features three bedrooms and two full 3-piece bathrooms with walk-in showers – a notable advantage over the typical 1.5-bathroom layouts found in neighbouring buildings. With plenty of room to make it your own, this property presents an exciting opportunity to add your personal touches and build equity over time. Beyond the home itself, the location delivers an exceptional lifestyle with Edworthy Park, Bow River pathways, Shaganappi Point LRT station, and Westbrook Mall all just minutes away. Enjoy peaceful, nature-filled surroundings while remaining just a quick 5-minute commute from downtown Calgary. With this much space, three bedrooms, two full bathrooms, and an incredible location at such an accessible price point, opportunities like this deserve a closer look – book your private showing

today!