

**101, 516 Cedar Crescent SW  
Calgary, Alberta**

**MLS # A2164260**



**\$308,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, Garden, Greenbelt, No Neighbours Be		

<b>Heating:</b>	Baseboard, Boiler, Fireplace(s), Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 665
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Crown Molding, French Door, Low Flow Plumbing Fixtures, No Smoking Home, Storage, Vinyl Windows, Wood Counters		
<b>Inclusions:</b>	window coverings, Samsung TV and Wall Mount, Wardrobe in 2nd bedroom,		

With serene views of the trees and escarpment overlooking the Bow River and Edworthy park and views of downtown skylines from your balcony, this hidden gem has unique offerings. The layout of your two-bedroom main floor condo feels much more like a home than a typical apartment. You have views (and cross breeze) to both the east and west with green spaces on both the front and the back of the building. Lucky for you, the building's hot water pipes run under your east wall floors which acts like in-floor heating without the cost! Look forward to drinking your morning java with the sun rising out the large balcony windows. Sit outside in the summer, or cozy up to the beautiful mosaic tile wood-burning fireplace in the winter. Your home stays cool in the summer months with an excellent cross breeze, early morning sun, and its advantageous main floor location. This unit has "rock star parking" with your assigned stall right beside the main door. Storage is plentiful with four closets in the main area of the home, a separate personal storage unit in the building, and a common bike locker. Laundry is a breeze with a clean and inviting laundry room just down the stairs OR opt to install your own W/D in your new home using the existing laundry hook-ups. Your modernized kitchen includes stainless appliances, beautiful wood counters, and updated cabinetry. Your master bedroom is your peaceful retreat with the theatre-grade sound proofing on the common wall and a beautiful vinyl wallpaper feature wall. You have the option to use the second bedroom with its French doors as an office, hobby or workout room, nursery, or 2nd bedroom. Enjoy all the perks of this central location with an easy 10-minute walk to the C-train or 10-minute drive downtown. Walking and biking paths are right outside your door. Shaganappi Golf Course is close with X/C skiing on the

course in the winter. Walk to the Wildflower Arts Center, Calgary Lawn Bowling Club, basketball courts, public library, and to West Brook Mall.