

**202, 312 Cedar Crescent SW
Calgary, Alberta**

MLS # A2164811



\$308,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	790 sq.ft.	Age:	1965 (59 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 452
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: n/a

Vintage charm! Bright and airy 2 bedroom condominium in a concrete building with views over the idyllic forested Douglas Fir escarpment. A blank canvas ready to make it your own! Great natural light with plenty of windows and huge balcony boasting a new membrane and glass railing, perfect for relaxing and looking out over the city vista. Living and dining room with large patio doors, lots of closet space, and a kitchen to add your own touch! Excellent layout for roommates or having guests. Meticulously maintained self-managed building with strong sense of community. Clean, common area laundry room on the lower level, plus secure outdoor bike storage. Assigned parking stall is conveniently located right outside the front door with ample street parking available for guests or a second vehicle. Surrounded by greenspace with unparalleled access to Douglas Fir and Bow River trails, situated above Shaganappi Golf Course, and just a short walk or run to Edworthy Off-leash Park. Easy access to Bow Trail, Sarcee, and other major thoroughfares. Enjoy proximity to both nature and the city: LRT, downtown, Westbrook Mall, the Bow River and river pathway system. A convenient commute to universities, hospitals, downtown, or to the mountains. A great find for investors or those looking to enter the market in a prime location.