

# \$269,900 - 204, 328 Cedar Crescent Sw, Calgary

MLS® #A2247053

**\$269,900**

1 Bedroom, 1.00 Bathroom, 786 sqft

Single Family on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Very large fantastic balcony with a gorgeous view of Douglas fir Walking Trail, River Valley, nature, trees and privacy! CONCRETE BUILDING with CITY VIEWS! Where in Calgary can you buy an upgraded condo surrounded by green space backing onto Douglas Fir Trail with bike paths/walkways leading to the river, Edworthy Park and Shaganappi Golf Course, gorgeous valley, Bow River and downtown VIEWS, seclusion & privacy, and minutes to the LRT? THIS IS IT! Good sized entrance into the unit. The kitchen has been opened up. A wall of windows and patio doors leading out to the balcony and view. Loads of cabinets, granite tile countertops, lots of counter space and eating area with 4 bar stools. Downstairs: Laundry area, bathroom, gigantic assigned storage space for this unit, entertainment area for owner's use, bike storage, exit to outdoors and one assigned parking stall with lots of street parking. Right across from the condo building is a very nice park. Walk to the Community Centre, strip mall with restaurant and much more. The Board is very diligent and has done many upgrades to the building inside and out.. Call today, vacant and EASY TO SHOW! (id:6289)

Built in 1967

## Essential Information

Listing #                      A2247053



Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Square Footage	786
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	204, 328 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
Province	Alberta
Postal Code	T3C2Y8

### Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Party Room
Features	See remarks, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Other, Street

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Baseboard heaters, Radiant heat
Cooling	None
# of Stories	3

### Exterior

Exterior	Brick, Composite Siding, Concrete
Construction	Poured concrete
Foundation	Poured Concrete

### Listing Details

Listing Office	Real Estate Professionals Inc.
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