

304, 516 Cedar Crescent SW  
Calgary, Alberta

MLS # A2167117



## \$299,900

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 529
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** None

\*\*\*\* OPEN HOUSE, SATURDAY 2-4PM \*\*\*. Step out onto your expansive 17-foot balcony, where breathtaking views of the Douglas Fir Walking Trail, River Valley, Shaganappi Golf Course, and Downtown will become your daily backdrop. This home has been lovingly cared for by the current owner for 23 years, and it shows! Inside, you'll find beautiful parquet flooring throughout, fresh paint, and a bright kitchen. Cozy up by the Rare Wood-Burning Brick Fireplace on chilly evenings, creating the perfect ambiance. The two spacious bedrooms are thoughtfully separated by an updated bathroom, offering both privacy and convenience. Additional features include a dedicated storage locker in the basement, alongside common laundry and bike storage. The condo board is open to allowing in-unit laundry installation, adding to your convenience. Enjoy the ease of a dedicated parking stall just outside the front door, with plenty of free parking available for your guests on Cedar Cres. Recent major renovations to the CONCRETE building include the roof, balconies, windows, and boiler. The high-quality windows rival those found in million-dollar homes, maximizing your comfort and efficiency. Step outside the basement of the building and discover the immaculate grounds, with the Douglas Fir Trail just a few paces beyond. Across the street is a large park enhancing your outdoor experience, while Westbrook Mall, the LRT junction, and lawn bowling are just a leisurely 10-minute walk away. Downtown is just a 10 minute drive. Move in & Enjoy!