



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**316 CEDAR Crescent #204, Calgary T3C 2Y8**

MLS® #: **A2137183**

Area: **Spruce Cliff**

Listing Date: **05/31/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1965**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **780**  
Low Sqft:  
Ttl Sqft: **780**

**Assigned, Plug-In, Stall**

DOM

**108**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete, Stucco**  
Flooring: **Laminate, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Electric Stove, Refrigerator**  
Int Feat: **Kitchen Island, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 14`6"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 9`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`5" x 6`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 14`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$499**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C1**

**Monthly**

Legal Desc: **8211501**

Remarks

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Pub Rmks: **Welcome to your new home at 204, 316 Cedar Crescent SW, a beautifully maintained two-bedroom, one-bathroom condo that offers a perfect blend of urban convenience and natural tranquility. Situated in the highly desirable community of Spruce Cliff, this residence boasts stunning views of lush green spaces, river and the Downtown Calgary skyline, providing a serene retreat with easy access to city amenities, offering a perfect blend of comfort, convenience, and style. This stunning condo features an open-concept layout that maximizes space and natural light. The generously sized living room, adorned with large windows, creates a bright and welcoming ambiance. The seamless flow from the living room to the dining area makes it an ideal space for entertaining guests or enjoying a quiet evening at home. The two generously sized bedrooms offer comfortable and private spaces for rest and relaxation. Both bedrooms are filled with natural light and provide ample closet space. The master bedroom features a large window with beautiful views, adding a touch of tranquility to your daily routine. The second bedroom is versatile, suitable for guests, a home office, or a personal sanctuary. The modern four piece bathroom is tastefully updated with contemporary fixtures and finishes. It includes a spacious vanity, a combined shower and bathtub, and elegant tile work, creating a spa-like experience in the comfort of your home. Enjoy your morning coffee or unwind in the evening on the private balcony, which offers breathtaking views of the green space and Downtown Calgary. Additional features include fresh paint throughout, assigned parking stall, separate storage locker, complementary laundry (in suite laundry allowed with board approval) and much more. Experience a sophisticated and comfortable living in one of Calgary's most sought-after communities, steps away from the Shaganappi Point golf course, Douglas trail, Bow River, top-rated schools, parks, shopping centers, and public transit. This condominium is an excellent choice for those seeking a vibrant yet peaceful lifestyle. Don't miss the opportunity to make this beautiful condo your new home. Schedule a viewing today and experience all that this property has to offer.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Real Estate (Central)**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**