



THE
A-TEAM

**RE/MAX
FIRST**

308 CEDAR Crescent #9, Calgary T3C 2Y8

MLS®#: **A2171670**

Area: **Spruce Cliff**

Listing Date: **10/09/24**

List Price: **\$368,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1968**

Finished Floor Area
Abv Sqft: **558**
Low Sqft:
Ttl Sqft: **558**

DOM

43
Layout
Beds: **2 (1 1)**
Baths: **1.5 (1 1)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve,No Neighbours Behind,Treed**
Park Feat: **Assigned,Stall**

Utilities and Features

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

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Balcony	Main	13`5" x 5`9"
Dining Room	Main	9`8" x 9`5"
2pc Bathroom	Main	4`11" x 4`10"
Entrance	Main	4`0" x 5`10"
Furnace/Utility Room	Basement	8`5" x 7`2"
Walk-In Closet	Basement	4`10" x 4`1"
Bedroom	Basement	8`9" x 16`2"

Room	Level	Dimensions
Living Room	Main	17`3" x 11`9"
Flex Space	Main	8`2" x 5`9"
Kitchen	Main	8`5" x 9`6"
Storage	Basement	8`5" x 1`7"
4pc Bathroom	Basement	4`11" x 7`6"
Bedroom - Primary	Main	8`1" x 12`10"

Condo Fee:
\$422

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9011204**

Remarks

Pub Rmks: **Discover this cozy bi-level townhouse nestled in the sought-after community of Spruce Cliff in SW Calgary! With 1052 sq ft of total living space, this home has AMAZING VIEW which is perfect for those seeking comfort, relaxation and convenience. It features two well-sized bedrooms, a full 4 pc bathroom, and an additional 2 pc bathroom. The upper level boasts an open-concept living and dining area, complemented by a balcony. The lower level offers both bedrooms. Ample storage space adds practicality to the unit. Located in a vibrant neighborhood close to parks, shopping, and public transit, this townhouse is an excellent opportunity for first-time buyers or investors alike. Don't miss your chance to call Spruce Cliff home. Schedule your showing today!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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













