



THE A-TEAM

RE/MAX FIRST

328 CEDAR Crescent #204, Calgary T3C 2Y8

MLS#: A2172423 Area: Spruce Cliff Listing Date: 10/11/24 List Price: \$287,500
Status: Active County: Calgary Change: -\$7k, 15-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1967

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Off Street, On Street, Parking Lot, Paved, Plug-In, Stall

Finished Floor Area

Abv Sqft: 786
Low Sqft:
Ttl Sqft: 786

DOM

103
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard, Boiler, Natural Gas, Radiant
Sewer:
Ext Feat: Balcony, Storage

Construction: Brick, Stucco
Flooring: Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings
Int Feat: No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Tile Counters, Wired for Sound
Utilities:

Room Information

Room Level Dimensions
Living Room Main 11' 11" x 11' 5"
Kitchen With Eating Area Main 14' 0" x 7' 5"
Den Main 12' 4" x 12' 0"
4pc Bathroom Main 7' 5" x 4' 11"

Room Level Dimensions
Dining Room Main 11' 11" x 8' 0"
Bedroom - Primary Main 11' 11" x 9' 10"
Storage Main 4' 4" x 4' 3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$603

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9011426

Remarks

Pub Rmks: **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, 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. Laundry allowed in unit with Board approval.**

Inclusions: **4 Bar stools, Speakers and Receiver, 2 White Wardrobes in Den, Bedroom Closet Unit in bedroom**
Property Listed By: **Real Estate Professionals Inc.**

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











