



THE
A-TEAM

**RE/MAX
FIRST**

516 CEDAR Crescent #203, Calgary T3C 2Y8

MLS®#: **A2177716**

Area: **Spruce Cliff**

Listing Date: **12/10/24**

List Price: **\$339,450**

Status: **Pending**

County: **Calgary**

Change: **None**

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:

Finished Floor Area
Abv Sqft: **959**
Low Sqft:
Ttl Sqft: **959**

**Backs on to Park/Green Space, Landscaped, Treed
Assigned, Off Street, Outside, Stall**

DOM

11
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fireplace(s), Forced Air**
Sewer:
Ext Feat: **Balcony, Playground, Storage**

Construction: **Brick, Stucco, Wood Frame**
Flooring: **Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer**
Int Feat: **Bookcases, Breakfast Bar, Chandelier, Closet Organizers, French Door, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Wood Counters**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|---------------|--------------------------|--------|--------------|
| Entrance | Main | 7'9" x 5'5" | Kitchen With Eating Area | Main | 8'0" x 8'0" |
| Living Room | Main | 11'9" x 16'8" | Balcony | Main | 4'6" x 8'3" |
| Dining Room | Main | 8'9" x 8'11" | Bedroom | Main | 11'0" x 9'1" |
| Walk-In Closet | Main | 7'5" x 3'0" | 4pc Bathroom | Second | 4'11" x 7'9" |
| Bedroom - Primary | Main | 11'0" x 12'5" | Bedroom | Main | 8'5" x 11'0" |
| 2pc Ensuite bath | Main | 3'11" x 8'1" | | | |

Legal/Tax/Financial

Condo Fee:
\$694

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7510479**

Remarks

Pub Rmks: **Welcome to this exquisite home at Riverview with open view to green space both at the front and back of the building. Every corner of this well-kept home speaks to the unique tastes and effort of the Designer. Walking into the modern kitchen, you will see upgraded stainless appliances, a beautiful wood countertop, and updated cabinetry. A wood-burning fireplace welcomes you home for a cozy winter night, while the open and cross-breeze design of the living room with a balcony will create your beautiful memory for summer barbecues and family gathering events. Not to mention your parking stall is located right in front of the building entrance, your own private storage room is conveniently located on the main floor and the very thoughtful addition of an in-suite laundry set with customized shelving units (public laundry facilities also available in the building). The building has recently been upgraded with a new roof, bailer, balconies, and high-quality windows for your best comfort. With its prime location right by Cedar Crescent Park, Lawrey Gardens Park, Douglas Fir Trail within walking distance to Wildwood School, Calgary Quest School, Poplar Park, Wildflower Arts Center, Shaganappi Point Golf Course, Calgary Lawn Bowling Club, the WESTBROOK C-Train STATION, West Brook Mall, Walmart Supercentre and Shaganappi Golf Course & ONLY 10-minute drive to downtown, this home offers the most convenient urban living potential with unlimited outdoor hiking and biking adventure access right at your front door. Schedule a viewing =and claim ownership of this hidden gem today!**

Inclusions: **n/a**
Property Listed By: **RE/MAX First**

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











