



THE
A-TEAM

**RE/MAX
FIRST**

312 CEDAR Crescent #103, Calgary T3C 2Y8

MLS® #: **A2177859**

Area: **Spruce Cliff**

Listing Date: **11/11/24**

List Price: **\$274,000**

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: **Assigned, On Street, Stall**

Finished Floor Area

Abv Sqft: **847**
Low Sqft:
Ttl Sqft: **847**

DOM

11
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony, Lighting, Playground**

Construction: **Brick, Concrete, Stucco**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Built-in Features, Chandelier, Laminate Counters, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`11" x 20`5"
Dining Room	Main	7`4" x 6`7"
Bedroom - Primary	Main	11`11" x 9`0"
Entrance	Main	3`1" x 4`3"

Room	Level	Dimensions
Kitchen	Main	7`4" x 9`10"
Bedroom	Main	12`2" x 9`4"
4pc Bathroom	Main	10`4" x 4`11"
Balcony	Main	8`3" x 5`4"

Legal/Tax/Financial

Condo Fee:
\$489

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **8211500**

Remarks

Pub Rmks: **Delightful two bedroom condo in desirable Spruce Cliff. This is a great location!! You are only minutes to downtown but when sitting on your balcony, you will feel like you are in the middle of nature as it backs onto a large, well treed ravine. As you approach the front entrance, you will be able to sense the feeling of community in the small condo complex. You are greeted by flowers at the front door and a homey feeling in the entranceway. The unit itself is a large, open floor plan two bedroom, 1 bathroom home that has been meticulously maintained through the years. The kitchen has a stainless steel refrigerator and electric range and Bosch dishwasher. You will take a second look at the hood fan feature that can be viewed in the large opening between the kitchen and living room. The dining area with built in seating saves space while providing a great area for socializing. Large balcony doors open to an outside area that looks out onto a large ravine with plenty of walking paths to enjoy nature. There are two good size bedrooms with large windows for lots of natural light. The bathroom has been updated and shows well. This is a convenient main floor unit close to the front door and assigned parking stall Number 11. Riverbend Terrace is close to regular amenities as well as being just minutes from downtown, Edworthy Park and Shaganappi Golf Course. There are numerous schools close by, a green space and playground across the street, a ravine and walking paths behind you. All of this makes this a great unit to call home or take advantage of Calgary's strong rental market and buy it as an investment. Call your favourite REALTOR for a showing today.**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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











