

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

MLS® #: **A2192674**      Area: **Spruce Cliff**      Listing Date: **02/05/25**      List Price: **\$275,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 28-Mar**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **786**  
 Low Sqft:  
 Ttl Sqft: **786**

DOM

**67**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Off Street,On Street,Parking Lot,Paved,Plug-In,Stall**

Utilities and Features

Roof: **Baseboard,Boiler,Natural Gas,Radiant**  
 Heating: **Baseboard,Boiler,Natural Gas,Radiant**  
 Sewer:  
 Ext Feat: **Balcony,Storage**  
 Construction: **Brick,Composite Siding,Concrete**  
 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 11`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 8`0"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`0" x 7`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 9`10"</b>
<b>Den</b>	<b>Main</b>	<b>12`4" x 12`0"</b>	<b>Storage</b>	<b>Main</b>	<b>4`4" x 4`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`5" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$603**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

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, granite tile countertops, 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.. Call today, vacant and EASY TO SHOW!**

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

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





















