



THE
A-TEAM

**RE/MAX
FIRST**

524 CEDAR Crescent #201, Calgary T3C2Y8

MLS® #: **A2197209**

Area: **Spruce Cliff**

Listing Date: **02/27/25**

List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1966**

Finished Floor Area

Abv Sqft: **1,053**
Low Sqft:
Ttl Sqft: **1,053**

DOM

-0
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Garden,Other**

Construction: **Brick,Concrete**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
-------------	--------------	-------------------	---	--------------	-------------------

Condo Fee: **\$681**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **7610639**

Remarks

Pub Rmks: **SPECIAL CONDO, SPECIAL LOCATION!** This 3 bedroom, 1.5 bath apartment condo offers a roomy 1050 sq ft of interior space plus a 5.5 X 10 ft balcony overlooking extensive Bow-River-backing greenspace and boasting a beautiful view of downtown. Updated throughout - you'll appreciate the quartz countertops, stainless steel appliances, modern cabinetry, and fresh paint. All windows and the sliding balcony doors are under 5 years old and offer sun from the east, west and north. The living space is open and bright, boasting a dedicated dining space plus countertop seating and a brick wall with a decorative fireplace. The roomy balcony offers an alfresco dining spot in the summer and a fantastic city and nature view year-round. Three roomy bedrooms all have huge windows and treed views. The primary bedroom has an updated two-piece ensuite. In addition to large and numerous closets inside the suite, you also have a private assigned full-height storage locker in the basement which is approx. 8' x 4' allowing ample space for bike and other storage. There is also a laundry room for resident use at no cost. This home includes one assigned parking stall in the off-road parking lot. This building and its sister building next door also boast private, fenced outdoor grounds that are carefully curated and sunny. You'll find pleasant seating, beautiful flowers, mature trees, and hedges to protect resident privacy here. Two gates lead from this charming oasis directly out to paths that lead to the Douglas Fir Trail and Quarry Road Trail along the side of Shaganappi Golf Course - spectacular nature in the heart of Calgary! Meanwhile, public transit is readily available with buses a short block away and the Westbrook LRT station in easy walking distance along with groceries, shops, schools, restaurants, basketball courts, Spruce Cliff Community Centre, Wildflower Arts Centre, Shaganappi Golf Course, and the Killarney Pool. Truly a fantastic location offering both a quick commute to downtown and extensive nature access! **OPEN HOUSE SATURDAY, MAR 1, 1 PM - 3 PM**

Inclusions:
Property Listed By: **N/A**
Real Estate Professionals Inc.

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













