



THE
A-TEAM

**RE/MAX
FIRST**

312 CEDAR Crescent #203, Calgary T3C 2Y8

MLS® #: **A2197280**

Area: **Spruce Cliff**

Listing Date: **02/26/25**

List Price: **\$349,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1965**

Finished Floor Area

Abv Sqft: **951**
Low Sqft:
Ttl Sqft: **951**

DOM

0

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Apartment-Low-Rise (1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Environmental Reserve,Greenbelt,Many Trees,Views Off Street,Stall

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Slate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Oven,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,French Door,No Smoking Home,Stone Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`2" x 4`1"	4pc Bathroom	Main	4`11" x 6`9"
Bedroom	Main	8`6" x 9`11"	Dining Room	Main	9`7" x 12`3"
Family Room	Main	9`5" x 14`5"	Kitchen	Main	16`5" x 6`10"
Living Room	Main	10`10" x 12`6"	Bedroom - Primary	Main	12`6" x 10`11"
Sunroom/Solarium	Main	8`3" x 5`6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$580

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

8211500

Remarks

Pub Rmks:

Welcome to Spruce Cliff, where city convenience meets the tranquility of nature. This spacious corner unit offers 3 bedrooms and 1.5 baths, perfectly positioned just steps from the scenic Douglas Fir Trail and Edworthy Park. Surrounded by green space, this bright and airy home features a thoughtfully updated kitchen with beautiful natural wood cabinetry, flowing into an open-concept living and dining area highlighted by timeless slate flooring. The screen-enclosed balcony overlooks the forest, providing a peaceful and private retreat from the city buzz—perfect for enjoying summer evenings without the bugs. The large primary bedroom easily accommodates a king bed and features a charming 2-piece ensuite. With south-facing windows bringing in an abundance of natural light, two additional bedrooms provide the flexibility for guest rooms, a home office, or additional living space. This well-managed, pet-friendly concrete building comes with the bonus of in-suite laundry, storage, and dedicated parking right outside the front door. Located just minutes from downtown and steps from the Westbrook C-Train station, this home offers unbeatable access to Calgary's core while providing a peaceful escape with trails and parks right at your doorstep. Don't forget to check out the 3D tour!

Inclusions:

NA

Property Listed By:

Greater Property Group

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









