

312 CEDAR Crescent #203, Calgary T3C 2Y8

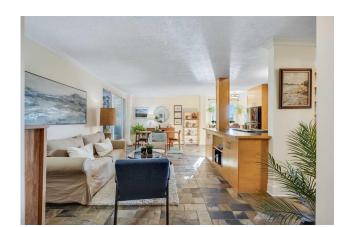
Sewer:

Ext Feat:

A2197280 02/26/25 List Price: \$349,000 MLS®#: Area: Spruce Cliff Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



General Information

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

Lot Information Lot Sz Ar: Lot Shape:

DOM Residential 0 <u>Layout</u>

> 3 (3) Finished Floor Area Beds: 1.5 (1 1) Abv Saft: 951 Baths:

> > Low Sqft:

Ttl Sqft: 951

Parking

Apartment-Low-Rise

(1-4)

1

Ttl Park: Garage Sz:

Style:

Access:

Lot Feat: Backs on to Park/Green Space, Environmental Reserve, Greenbelt, Many Trees, Views Park Feat:

Off Street, Stall

Utilities and Features

Roof: Construction:

Heating: Baseboard, Hot Water, Natural Gas Concrete

> Flooring: Balcony 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

Level <u>Level</u> <u>Room</u> **Dimensions** Room **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"

8'3" x 5'6" Sunroom/Solarium Main Legal/Tax/Financial

Condo Fee: Title: Zoning: 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



