



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**508 CEDAR Crescent #303, Calgary T3L 2Y3**

MLS® #: **A2197396**

Area: **Spruce Cliff**

Listing Date: **03/01/25**

List Price: **\$328,000**

Status: **Pending**

County: **Calgary**

Change: **-\$7k, 20-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: **963**  
Low Sqft:  
Ttl Sqft: **963**

DOM

**36**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Hot Water**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>6`1" x 4`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`5" x 11`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>8`3" x 6`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 10`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 7`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 9`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`8" x 12`2"</b>	<b>2pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 3`9"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$528

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 8211703

Remarks

Pub Rmks: **Welcome to this beautifully updated 3-bedroom, 1.5-bathroom apartment, offering breathtaking city and river views while backing onto a massive green space! Upon entry, you'll be greeted by a spacious living room that showcases stunning vistas and provides access to the inviting balcony—perfect for unwinding while enjoying the incredible scenery. The stylish kitchen boasts contemporary cabinets, new appliances (including a 2-in-1 washer/dryer), and ample storage. The generously sized master bedroom features a private 2-piece ensuite, while two well-proportioned bedrooms and a refreshed full bathroom complete the layout. Recent upgrades include brand-new flooring throughout, fresh paint, new baseboards, updated closet doors, and modern lighting fixtures. Both bathrooms have been extensively refinished, and some windows have been replaced for enhanced efficiency. For added convenience, the unit comes with an assigned parking space. Ideally located near Westbrook Mall, Edworthy Park, and public transit, with quick access to downtown via Bow Trail or the C-Train, this home offers both comfort and convenience. Book your private showing today!**

Inclusions: None  
Property Listed By: Grand Realty

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







