

\$324,900 - 201, 524 Cedar Crescent Sw, Calgary

MLS® #A2197209

\$324,900

3 Bedroom, 2.00 Bathroom, 1,053 sqft
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

SPECIAL CONDO / AMAZING 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 full kitchen reno (2019) with quartz countertops, stainless steel appliances, modern cabinetry, and modern backsplash. All of the HUGE WINDOWS and the sliding balcony doors were replaced in 2019, bringing in loads of sun from the east, west, and north - not to mention lovely nature views. All of the trim, moldings, and interior finishes reflect the overall quality of this home. The living space is open and bright with a decorative, brick fireplace wall, dedicated dining space, and quartz countertop with additional breakfast seating. The roomy balcony (5 ft x 10 ft) offers an alfresco dining spot in the summer and peaceful city views across the tree tops of the Douglas Fir Trail. There are THREE LARGE BEDROOMS, all are bright with huge new windows and all are nicely separated from the living space by a private hallway. This is a CONCRETE BUILDING and the only shared wall is a small part of the living room, adding to the PRIVACY and QUIETNESS of this comfortable home. 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 ROOM in the



basement which is approx. 8' x 4' allowing ample space for bike and other storage. There is also a laundry room for residents' use at no cost. This home includes one assigned PARKING STALL with winter plug-in, located inside the private parking lot. Additional free street parking is readily available just outside the property. This building and its sister building next door also boast PRIVATE, FENCED RESIDENTS' 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 TRIAL 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 offers a QUICK COMMUTE to downtown, extensive nature access, and an easy walk to many amenities!

Built in 1966

Essential Information

MLS® #	A2197209
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,053
Acres	0.00
Year Built	1966

Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	201, 524 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2Y8

Amenities

Amenities	Community Gardens, Park, Parking, Storage, Trash, Laundry, Picnic Area, Snow Removal
Parking Spaces	1
Parking	Off Street, Assigned, Stall

Interior

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Brick Facing, Decorative, None
# of Stories	3

Exterior

Exterior Features	Balcony, Garden
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	16

Zoning

M-C1

Listing Details

Listing Office

Real Estate Professionals Inc.

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