

101, 316 Cedar Crescent SW
Calgary, Alberta

MLS # A2269632

\$299,900



Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Beautifully updated 2-bedroom end unit in a quiet, well-managed 18+ building backing directly onto the river valley. This bright first-floor home offers windows on three exterior walls for excellent natural light, highlighted by rich hardwood flooring and an open-concept living and dining area that leads to a private covered balcony—perfectly tucked among mature trees for year-round privacy. The modern kitchen features butcher-block counters, white cabinetry, stainless steel appliances, and a stylish breakfast bar. Both bedrooms are generously sized, complemented by an updated 4-piece bathroom and convenient in-suite laundry. Additional perks include a dedicated parking stall, in-suite storage, extra common storage, and secure bike storage. Ideally located on a peaceful crescent within walking distance to Westbrook Mall, the LRT, parks, pathways, and all the amenities of Spruce Cliff—offering a rare combination of privacy, convenience, and inner-city value.