

# \$299,990 - 102, 516 Cedar Crescent Sw, Calgary

MLS® #A2256168

**\$299,990**

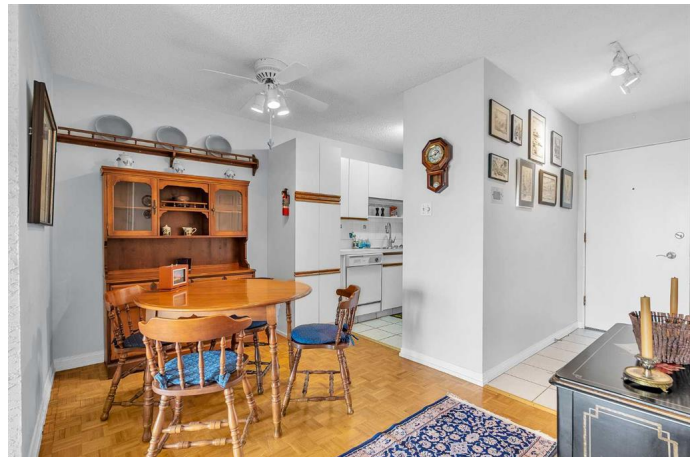
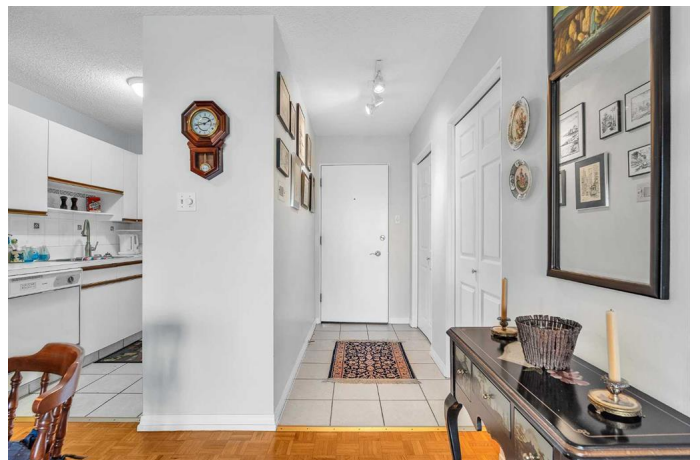
2 Bedroom, 1.00 Bathroom, 776 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Absolute Quiet in the Spruce Cliff Condo. Lovely 2 bedroom condo on the main floor of this concrete building. There is parquet floor throughout with tile at the front entrance, a wood burning fireplace (which can be removed to improve the view) cozy kitchen with newer fridge and a pantry. Great view off the the 17 ft wide balcony and you can watch the Moon rise and fireworks downtown. The building was recently upgraded with a new roof, boiler, balconies, and quality windows. The unit has 2 bedrooms with big closets. There is laundry plumbed in the second bedroom and there is also laundry downstairs. The Parking is assigned and there is a storage unit downstairs. You enter on the main floor to get the condo but there is a walkout below. The access through the lower level is to the escarpment and the Lowrey Gardens. The Douglas Fir Trail is also accessible. Walking and biking paths are right outside your door. Shaganappi Golf Course which is 3 Par nine course and a driving range is close with X/C skiing on the course in the winter. Walk to the Wildflower Arts Center, Calgary Lawn Bowling Club, basketball courts, public library, and to Westbrook Mall. There is also the Pie Junkie and JJ's Pub (best Pizza) with in walking distance. It is very quiet area. C-Train ia at Westbrook Mall. Easy access to Banff and Canmore.

Built in 1967



## Essential Information

MLS® #	A2256168
Price	\$299,990
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	776
Acres	0.00
Year Built	1967
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	102, 516 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Y8

## Amenities

Amenities	Coin Laundry, Golf Course, Parking, Trash, Bicycle Storage, Laundry
Parking Spaces	1
Parking	Assigned, Off Street, Stall

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Boiler, Fireplace(s), Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing, Raised Hearth
# of Stories	3
Has Basement	Yes

Basement	Exterior Entry, See Remarks, Walk-Out
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## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, No Neighbours Behind
Roof	Flat Torch Membrane
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2025
Days on Market	15
Zoning	M-C1

## Listing Details

Listing Office	Royal LePage Solutions
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