

# \$269,900 - 204, 328 Cedar Crescent Sw, Calgary

MLS® #A2247053

**\$269,900**

1 Bedroom, 1.00 Bathroom, 786 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Very large fantastic balcony with a gorgeous view of Douglas fir Walking Trail, River Valley, nature, trees and privacy! CONCRETE BUILDING with CITY VIEWS! Where in Calgary can you buy an upgraded condo surrounded by green space backing onto Douglas Fir Trail with bike paths/walkways leading to the river, Edworthy Park and Shaganappi Golf Course, gorgeous valley, Bow River and downtown VIEWS, seclusion & privacy, and minutes to the LRT? THIS IS IT! Good sized entrance into the unit. The kitchen has been opened up. A wall of windows and patio doors leading out to the balcony and view. Loads of cabinets, granite tile countertops, lots of counter space and eating area with 4 bar stools. Newly installed, portable washing machine in kitchen can be conveniently stored in the storage area when not in use. Downstairs: Coin-op laundry area, bathroom, gigantic assigned storage space for this unit, entertainment area for owner's use, bike storage, exit to outdoors and one assigned parking stall with lots of street parking. Right across from the condo building is a very nice park. Walk to the Community Centre, strip mall with restaurant and much more. The Board is very diligent and has done many upgrades to the building inside and out.. Call today, vacant and EASY TO SHOW!

Built in 1967

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2247053          |
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 786               |
| Acres          | 0.00              |
| Year Built     | 1967              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 204, 328 Cedar Crescent Sw |
| Community   | Spruce Cliff               |
| Condo       | Lowery Gardens             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C 2Y8                    |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Bicycle Storage, Coin Laundry, Party Room, Storage        |
| Parking Spaces | 1                                                         |
| Parking        | Off Street, On Street, Paved, Parking Lot, Plug-In, Stall |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Storage, No Animal Home, No Smoking Home, Open Floorplan, Tile Counters, Wired for Sound |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings, Microwave Hood Fan             |
| Heating           | Boiler, Natural Gas, Baseboard, Radiant                                                               |
| Cooling           | None                                                                                                  |
| # of Stories      | 3                                                                                                     |
| Basement          | None                                                                                                  |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
|-------------------|------------------|

|              |                                   |
|--------------|-----------------------------------|
| Construction | Composite Siding, Brick, Concrete |
| Foundation   | Poured Concrete                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 88               |
| Zoning         | M-C1             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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