

302, 320 Cedar Crescent SW  
Calgary, Alberta

MLS # A2217615

\$267,500

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	778 sq.ft.	Age:	1963 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: n/a

This 2-bedroom, 1-bath condo in Spruce Cliff offers classic charm and strong potential, featuring original hardwood parquet flooring, stainless steel appliances, large sliding doors leading to a spacious northeast-facing deck with unobstructed views of the Douglas Fir Trail and Bow River. Both bedrooms have ceiling fans and newer windows, a generous linen closet, and a pantry, the unit is well-maintained and ready for personal touches or updates. It includes one assigned parking stall and an assigned storage locker for added convenience. The building has seen recent exterior upgrades and carries no special assessments, and the location offers easy access to Edworthy Park, Bow River pathways, transit, shopping, and downtown—ideal for buyers seeking a well-located, character-rich home with room to add value.