

\$169,900 - 202, 312 Cedar Crescent Southwest, Calgary

MLS® #A1172886

\$169,900

2 Bedroom, 1 Bathroom, 791 sqft
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Spacious 2 bedroom condominium in a concrete building with views out to Edworthy Park. Great natural light with plenty of windows . Living/dining room features laminate flooring, and patio doors to an ample sized balcony great for lounging and enjoying Edworthy park views. White kitchen with dining area adjacent.

Laundry room in the building for your use, plus secure outdoor bike storage. Parking stall right outside the front door and plenty of street parking available. Excellent spot right on the ridge of Edworthy Park...beautiful serene location. There is also a park right across the street from the building as well. Great access to LRT, downtown, nearby shopping, the Bow River and river pathway system. A quick commute to U of C, Mount Royal University, Foothills Medical Centre and the Alberta Children's Hospital.

Built in 1965

Essential Information

MLS® #	A1172886
Price	\$169,900
Bedrooms	2
Bathrooms	1
Full Baths	1
Square Footage	791
Year Built	1965
Type	Residential



Sub-Type	Apartment
Style	Apartment
Status	Active
Condo Fee	364
Condo Fee Includes	Gas, Heat, Insurance, Common Area Maintenance, Interior Maintenance, Maintenance Grounds, Parking, Reserve Fund Contributions, Sewer, Trash, Water
Condo Name	Riverbend Terrace

Community Information

Address	202, 312 Cedar Crescent Southwest
Subdivision	Spruce Cliff
City	Calgary
Province	Alberta
Postal Code	t3c 2y8

Amenities

Amenities	Coin Laundry
Parking Spaces	1
Parking	Assigned, Stall

Interior

Goods Included	Vinyl Windows, Laminate Counters
Appliances	Refrigerator, Electric Stove
Heating	Natural Gas, Baseboard, Boiler
Cooling	None
# of Stories	3
Flooring	Laminate, Linoleum, Tile

Exterior

Exterior Features	Other
Roof	Membrane
Construction	Stucco
Front Exposure	W

Additional Information

Zoning	M-C1
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Room Dimensions

Dining Room	7`9 x 7`5
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Kitchen	9`1 x 7`4
Living Room	16`11 x 12`0
Master Bedroom	14`6 x 12`0
Bedroom 2	12`2 x 10`1

Listing Details

Listing Office REAL ESTATE PROFESSIONALS INC.

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Listing information last updated on June 30th, 2022 at 1:00pm MDT