

# \$359,900 - 11, 304 Cedar Crescent Sw, Calgary

MLS® #A2206977

**\$359,900**

2 Bedroom, 2.00 Bathroom, 589 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Charming Townhouse Backing Onto Serene Green Space.

Welcome to this beautiful 2-bedroom, 2-bath townhouse Bi-Level, perfectly situated with no rear neighbors and backing onto a peaceful natural green space. Enjoy the tranquility of nature right from your expansive rear balcony, offering stunning views and a private retreat. Inside, the updated kitchen features stylish butcher block countertops with newer appliances and cabinets, while the main floor boasts elegant hardwood flooring, creating a warm and inviting atmosphere. This 1190sqft developed home comes with two dedicated parking stalls and access to a common-use exterior storage shed, providing extra convenience. Located near Edworthy Park and the Douglas Fir Trail, outdoor enthusiasts will love the easy access to scenic walking and biking paths. Plus, you're just minutes from shopping, dining, and all essential amenities.

Condominium allows pets and is well taken care of with regular capital expenditures in place. A rare opportunity to own a home in such a desirable setting don't miss out! Check out the Virtual Tour.

Built in 1968

## Essential Information

MLS® #                   A2206977

Price                       \$359,900



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	589
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	11, 304 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Y8

### **Amenities**

Amenities	Snow Removal, Storage
Parking Spaces	2
Parking	Assigned, Stall, Asphalt

### **Interior**

Interior Features	See Remarks, Storage, Walk-In Closet(s), Wood Counters, Master Downstairs
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Storage
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Environmental Reserve

Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	4
Zoning	M-C1

### **Listing Details**

Listing Office	Grand Realty
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