

\$379,900 - 4, 304 Cedar Crescent Sw, Calgary

MLS® #A2221477

\$379,900

2 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Just minutes to downtown and offering TWO parking stalls, this renovated townhome with CONCRETE WALLS & FLOOR with over 1,100 sq ft of living space backs directly onto greenspace and the Bow River in the highly sought-after community of Spruce Cliff.

Rarely do units like this come to market. Step inside to find updated laminate flooring, a modern kitchen with stone countertops, wine storage, and stainless steel appliances, and a bright spacious living room that opens to a private patio with stunning views of the Douglas Fir Trail and river valley.

Upstairs, you'll find two large bedroomsâ€”both with large glass closet doorsâ€”and a full bathroom with updated vanity, sleek tile flooring, and a tub/shower combo.

This quiet, well-managed complex is steps from the LRT, Shaganappi Golf Course, Edworthy Park, and Wildwood School, with quick access to Bow Trail and the river pathway system.

Move-in ready, ultra-convenient, and surrounded by natureâ€”this one won't last.

Built in 1968

Essential Information



MLS® #	A2221477
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4, 304 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Y8

Amenities

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

Interior

Interior Features	No Smoking Home, Separate Entrance, Stone Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle

Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	4
Zoning	M-C1

Listing Details

Listing Office	2% Realty
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