

# \$295,000 - 103, 320 Cedar Crescent Sw, Calgary

MLS® #A2234200

**\$295,000**

2 Bedroom, 1.00 Bathroom, 848 sqft  
Residential on 0.00 Acres

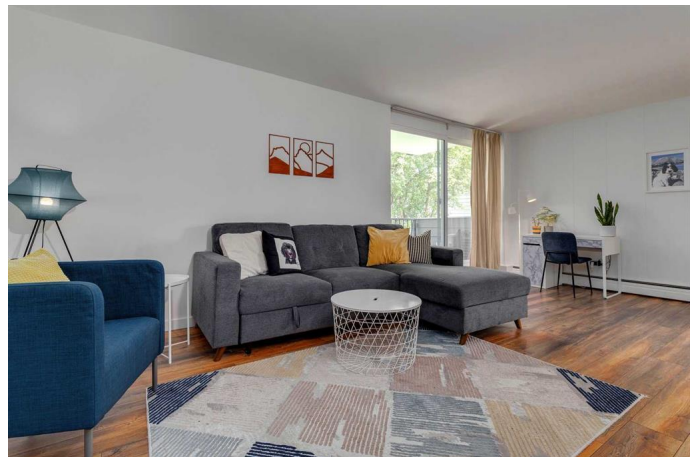
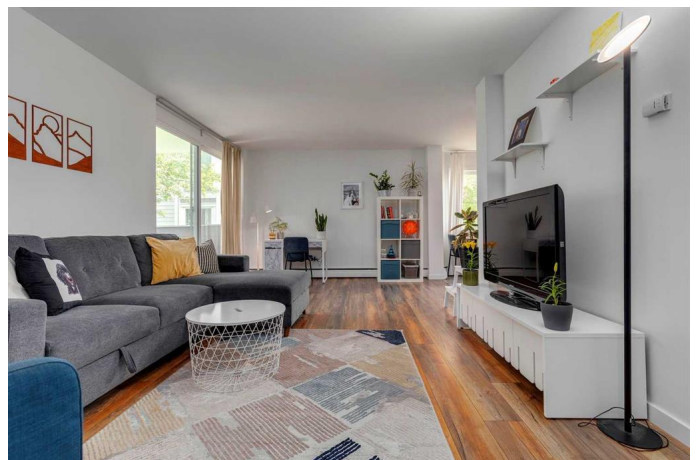
Spruce Cliff, Calgary, Alberta

Fully Renovated, Spacious & Bright End Unit in Spruce Cliff! This stylish 2 bedroom ground-level condo has been completely renovated and offers a perfect blend of modern updates and serene surroundings. Backing onto green space, enjoy privacy and nature from your private balcony. The home features a functional galley kitchen with ceiling-height wood cabinetry, stainless steel appliances, and sleek finishes throughout. The open dining area leads to a huge living room, perfect for relaxing or entertaining. You'll love the updated 4-piece bath, in-suite laundry, and the abundance of natural light. Includes 1 assigned parking stall and storage locker, with visitor parking and a games/rec room for residents. Located in the desirable inner-city community of Spruce Cliff—steps to LRT, Westbrook Mall, Edworthy Park, Shaganappi Golf Course, Bow River Pathway, and just minutes to downtown. A turnkey home or investment in a vibrant, walkable neighbourhood!

Built in 1963

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2234200  |
| Price      | \$295,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 848               |
| Acres          | 0.00              |
| Year Built     | 1963              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 103, 320 Cedar Crescent Sw |
| Subdivision | Spruce Cliff               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C 2Y8                    |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Party Room, Recreation Room, Storage, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Stall  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 3   |
| Basement          | None  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Tar/Gravel               |
| Construction      | Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 4               |
| Zoning         | M-C1            |

## Listing Details

Listing Office            Century 21 All Stars Realty Ltd.

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