\$284,990 - 102, 516 Cedar Crescent Sw, Calgary

MLS® #A2256168

\$284,990

2 Bedroom, 1.00 Bathroom, 776 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Move into this lovely 2-bedroom condo on the main floor of this concrete building in great Spruce Cliff neighbourhood. Offering quiet and privacy, this unique unit is at the back of the building with an easily accessible entrance on the main level but is above ground level at the back, overlooking the park and river. Magnificent view of the river valley and downtown Calgary from 17 ft wide balcony, the living room and master bedroom. Large living room and bedrooms, ample closets and pantry storage, separate dining room and kitchen. Parquet flooring throughout with tiled entrance, wood burning fireplace, laundry plumbed into second bedroom. The building was recently upgraded with a new roof, boiler, balconies, and quality windows. Assigned parking spot and large storage unit downstairs. The Douglas Fir Trail, the escarpment and Lowrey Gardens are easily accessed through the exit one level down. Walking and bike paths are right outside your door. Shaganappi Golf Course, a 3 Par nine-hole course and driving range offering X/C skiing trails in the winter is next door. Walk to shops, pub, Wildflower Arts Center, Calgary Lawn Bowling Club, Bow Cliff Senior Centre, basketball courts, public library, and to Westbrook Mall and the C-Train. Downtown is 5 minutes by car. Easy access to Banff and Canmore."







Built in 1967

Essential Information

MLS® # A2256168 Price \$284,990

2 Bedrooms 1.00 Bathrooms **Full Baths** 1

Square Footage 776 Acres 0.00 Year Built 1967

Residential Type Sub-Type **Apartment**

Style Single Level Unit

Status Active

Community Information

Address 102, 516 Cedar Crescent Sw

Subdivision Spruce Cliff

City Calgary County Calgary Province Alberta T3C 2Y8 Postal Code

Amenities

Amenities Bicycle Storage, Coin Laundry, Colf Course, Laundry, Parking, Trash

Parking Spaces 1

Off Street, Assigned, Stall **Parking**

Interior

Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Interior Features

Open Floorplan, Pantry, Recessed Lighting, Wired for Sound

Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Electric **Appliances**

Range

Heating Fireplace(s), Hot Water, Natural Gas, Boiler

Cooling None Fireplace Yes # of Fireplaces 1

Fireplaces Living Room, Wood Burning, Brick Facing, Raised Hearth

of Stories 3 Has Basement

Yes

Basement Exterior Entry, Walk-Out, See Remarks

Exterior

Exterior Features Private Yard, Balcony

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No

Neighbours Behind, Many Trees

Roof Flat Torch Membrane

Construction Concrete, Stucco Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 47

Zoning M-C1

Listing Details

Listing Office Royal LePage Solutions

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