



GRASSROOTS
REALTY GROUP

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202, 520 Cedar Crescent SW
Calgary, Alberta

MLS # A2303330



\$375,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,049 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Fireplace(s), Natural Gas, Wood	Water:	-
Floors:	See Remarks, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 692
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Don't miss out on your chance to own a PROFESSIONALLY RENOVATED (\$50,000), CONCRETE 3 Bedroom (walk-up) corner unit for under \$400,000 in Spruce Cliff -- WITH FABULOUS VIEWS OF: THE DOWNTOWN CORE, DOUGLAS FIR WALKING TRAIL, SHAGANAPPI GOLF COURSE and Chateau Belle Vue's own PRIVATE COURTYARD! ALL NEW KITCHEN (cabinets, quartz countertops, appliances & tile backsplash), LUXURY VINYL PLANK THROUGHOUT and both BATHROOMS redone (all hardware). Safer 2nd floor location, SUNNY EAST BY SOUTHEAST EXPOSURE. This cozy 3 Bedroom, 1.5 bath unit has just under 1050 ft2 -- open FR/DR combination with a rare WOOD BURNING BRICK FIREPLACE. Building amenities include: assigned surface stall (#24) steps from the front door, a secure storage locker (#202), shared WORKSHOP space, shared 3rd floor deck overlooking park, shared laundry room & washbasin in the basement (2 washers/2 dryers). Walking distance to LRT, Shaganappi Golf Course (x-country skiing track), shopping and Douglas Fir Trails for walking.