



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

201, 516 Cedar Crescent SW
Calgary, Alberta

MLS # A2319117



\$299,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,047 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Views		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 791
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: TV Mount

EXTREME VALUE & MOVE IN READY - Welcome to this updated and quick possession 3-bedroom, 1.5-bathroom condo offering over 1,000 sq. ft. of comfortable living space in an unbeatable location. Enjoy breathtaking city views overlooking peaceful greenspace from your large balcony and from inside this bright and spacious home, a cozy wood-burning fireplace (see remarks) creates the perfect atmosphere for relaxing evenings. The interior offers warmth and functionality, making it ideal for anyone seeking low-maintenance living without compromise. The well-designed layout includes three generous bedrooms, a full bathroom plus a convenient half bath ensuite in the primary bedroom, and the added convenience of in-suite laundry. Large windows fill the home with natural light while showcasing the stunning urban skyline. Located just minutes from downtown, this desirable community offers easy access to public transportation, scenic walking and biking trails, and nearby golf & shopping. Whether you're commuting, enjoying outdoor recreation, or taking advantage of city amenities, everything you need is right at your doorstep. Don't miss out on this well priced move-in ready 3 bedroom spacious home.