

# \$359,900 - 11, 304 Cedar Crescent Sw, Calgary

MLS® #A2206977

**\$359,900**

2 Bedroom, 2.00 Bathroom, 589 sqft

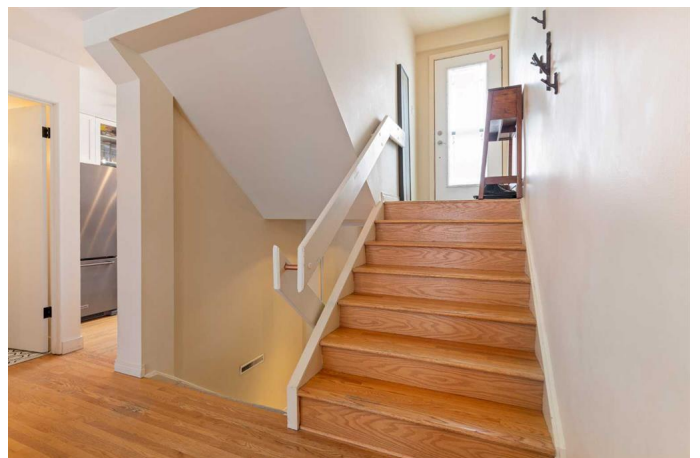
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Charming Townhouse Backing Onto Serene Green Space.

Welcome to this beautiful 2-bedroom, 2-bath townhouse Bi-Level, perfectly situated with no rear neighbors and backing onto a peaceful natural green space. Enjoy the tranquility of nature right from your expansive rear balcony, offering stunning views and a private retreat. Inside, the updated kitchen features stylish butcher block countertops with newer appliances and cabinets, while the main floor boasts elegant hardwood flooring, creating a warm and inviting atmosphere. This 1190sqft developed home comes with two dedicated parking stalls and access to a common-use exterior storage shed, providing extra convenience. Located near Edworthy Park and the Douglas Fir Trail, outdoor enthusiasts will love the easy access to scenic walking and biking paths. Plus, you're just minutes from shopping, dining, and all essential amenities.

Condominium allows pets and is well taken care of with regular capital expenditures in place. A rare opportunity to own a home in such a desirable setting don't miss out! Check out the Virtual Tour.



Built in 1968

## Essential Information

MLS® #                   A2206977

Price                     \$359,900

|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 589           |
| Acres          | 0.00          |
| Year Built     | 1968          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 11, 304 Cedar Crescent Sw |
| Subdivision | Spruce Cliff              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3C 2Y8                   |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Snow Removal, Storage    |
| Parking Spaces | 2                        |
| Parking        | Assigned, Stall, Asphalt |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks, Storage, Walk-In Closet(s), Wood Counters, Master Downstairs                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Storage  |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Environmental Reserve |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Concrete        |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 3                |
| Zoning         | M-C1             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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