



**GRASSROOTS**  
REALTY GROUP

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**43, 528 Cedar Crescent SW**  
**Calgary, Alberta**

**MLS # A2238890**



**\$279,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	794 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 549
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, See Remarks, Storage		

**Inclusions:** N/A

Here's your chance to experience the best of Spruce Cliff—an established inner-city community surrounded by nature, amenities, and unbeatable access to downtown. This updated top-floor two-bedroom, one-bathroom condo offers incredible east-facing views of the Shaganappi Golf Course, downtown skyline, and surrounding green spaces. Step inside to find a welcoming foyer with a large closet (with washing machine) and a spacious storage room for added convenience. The two generous bedrooms are quietly tucked away across from a clean, four-piece bathroom—perfect for guests or roommates. The stylish kitchen features two-tone cabinetry, sleek black appliances, and ample workspace—opening seamlessly to a large living and dining area bathed in natural light. Through the patio doors, enjoy your private balcony perched above it all—ideal for relaxing morning coffee or quiet evenings taking in the city lights. Whether you're walking the nearby trails, playing a round of golf, visiting nearby shops and cafes, or commuting downtown, the location simply can't be beat. Enjoy a peaceful, elevated lifestyle with all the perks of urban convenience. Don't wait—schedule your private viewing today!