



**GRASSROOTS**  
REALTY GROUP

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**102, 516 Cedar Crescent SW**  
**Calgary, Alberta**

**MLS # A2256168**



**\$299,990**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	776 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, No Neighbors		

<b>Heating:</b>	Boiler, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Parquet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 607
<b>Basement:</b>	Separate/Exterior Entry, See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound		
<b>Inclusions:</b>	N/a		

Absolute Quiet in the Spruce Cliff Condo. Lovely 2 bedroom condo on the main floor of this concrete building. There is parquet floor throughout with tile at the front entrance, a wood burning fireplace (which can be removed to improve the view) cozy kitchen with newer fridge and a pantry. Great view off the the 17 ft wide balcony and you can watch the Moon rise and fireworks downtown. The building was recently upgraded with a new roof, boiler, balconies, and quality windows. The unit has 2 bedrooms with big closets. There is laundry plumbed in the second bedroom and there is also laundry downstairs. The Parking is assigned and there is a storage unit downstairs. You enter on the main floor to get the condo but there is a walkout below. The access through the lower level is to the escarpment and the Lowrey Gardens. The Douglas Fir Trail is also accessible. Walking and biking paths are right outside your door. Shaganappi Golf Course which is 3 Par nine course and a driving range is close with X/C skiing on the course in the winter. Walk to the Wildflower Arts Center, Calgary Lawn Bowling Club, basketball courts, public library, and to Westbrook Mall. There is also the Pie Junkie and JJ's Pub (best Pizza) with in walking distance. It is very quiet area. C-Train ia at Westbrook Mall. Easy access to Banff and Canmore.