



GRASSROOTS
REALTY GROUP

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301, 508 Cedar Crescent SW
Calgary, Alberta

MLS # A2260495



\$310,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,018 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Common, Off Street, Outside, Parking Lot		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Boiler, Fireplace Insert, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 561
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: n/a

One of the best buildings on the Cedar Cres in Spruce Cliff. Cement building, Self managed, no dogs, no Smoking of anything on the Property, (sanctions applicable), Great reserve fund, and sits on the escarpment close to the Douglas Fir Trail, the Lawrey Gardens and the paths down by the Shaganappi Golf course. This property is AS/IS (with a disclosure that has to be signed) and is open to renovation (with board approval) that will make it a great place. There are three bedrooms, 1 4 piece bath and 1 1/2 Bath. There are other layouts that can be done/. The kitchen was renovated years ago to have Maple cabinets with Corian counters, dishwasher newer stove and fridge. The Living room has a Fireplace with an insert and a brick facing with a mantel and a hearth. The master bedroom has a 1/2 bath that had a washer dryer, but does not meet the codes of the building requirements. This property had a flood and has been dried out.