



**GRASSROOTS**  
REALTY GROUP

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**204, 328 Cedar Crescent SW  
Calgary, Alberta**

**MLS # A2280165**



**\$248,500**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	786 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, On Street, Parking Lot, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 612
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Tile Counters, Wired for Sound		

**Inclusions:** 4 Bar stools, Speakers and Receiver, 2 White Wardrobes in Den, Bedroom Closet Unit in bedroom

Very large fantastic balcony with a gorgeous view of Douglas fir Walking Trail, River Valley, nature, trees and privacy! CONCRETE BUILDING with CITY VIEWS! Where in Calgary can you buy an upgraded condo surrounded by green space backing onto Douglas Fir Trail with bike paths/walkways leading to the river, Edworthy Park and Shaganappi Golf Course, gorgeous valley, Bow River and downtown VIEWS, seclusion & privacy, and minutes to the LRT? THIS IS IT! Good sized entrance into the unit. The kitchen has been opened up. A wall of windows and patio doors leading out to the balcony and view. Loads of cabinets, granite tile countertops, lots of counter space and eating area with 4 bar stools. Newly installed, portable washing machine in kitchen can be conveniently stored in the storage area when not in use. Downstairs: common area laundry area with new washer and dryers, bathroom, gigantic assigned storage space for this unit! Entertainment area for owner's use, bike storage, exit to outdoors and one assigned parking stall with lots of street parking. Right across from the condo building is a very nice park and greenspace. Walk to the Community Centre, Westbrook mall with restaurants, 10 min walk to the Westbrook C-Train, Public Library and much more. The Board is very diligent and has done many upgrades to the building inside and out... Call today, vacant and EASY TO SHOW!