



**GRASSROOTS**  
REALTY GROUP

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**31, 528 Cedar Crescent SW**  
**Calgary, Alberta**

**MLS # A2285651**



**\$299,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Spruce Cliff                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 993 sq.ft.                         | <b>Age:</b>   | 1968 (58 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                            |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat Torch Membrane, Cedar Shake                                                                           | <b>Condo Fee:</b> | \$ 702 |
| <b>Basement:</b>   | -                                                                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding                                                                             | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |                   |        |

**Inclusions:** (All) Light Fixtures

Welcome to one of Calgary's most coveted inner-city southwest enclaves, nestled in the heart of Spruce Cliff. Just moments from Edworthy Park and the extensive pathway system along the Bow River, this setting offers an exceptional balance of nature and urban convenience. From the private balcony, enjoy tranquil treed park views stretching toward the river and city skyline &mdash; a rare perspective that captures both greenery and cityscape. Positioned as a corner unit with east, west, and north exposures, the home is one of the few units that directly faces open green space. The windows on multiple sides provide cross-breeze ventilation and beautiful natural light throughout the day. Spanning nearly 1,000 square feet &mdash; an uncommon size for apartment living &mdash; the thoughtfully designed layout feels more like a detached bungalow. The open-concept floor plan accommodates three generously sized bedrooms and two bathrooms within a quiet low-rise building, creating flexibility for families, guests, or home office needs. The interior has been comprehensively refreshed with hardwood flooring, quartz countertops, updated appliances, renovated kitchen and bathrooms, and refreshed paint. The expansive kitchen offers exceptional prep and entertaining space, seamlessly connecting to the living areas for comfortable everyday living and gatherings alike. Beyond the home itself, residents enjoy a pet-friendly (with board approval) community and outstanding convenience to nearby amenities including the LRT, schools, golf courses, restaurants, healthcare, banking, grocery shopping, and major access routes and access into the downtown core. In-suite laundry adds daily ease, while building features include private storage locker ( 4ft&times;6ftx 8ft ), surface parking with plug-one, additional common laundry, secure bicycle storage, and a

spacious foyer ideal for meeting guests or deliveries. A rare combination of size, location, and lifestyle &mdash; this is an exceptional opportunity to experience elevated inner-city living. Welcome Home.