



**304, 512 Cedar Crescent SW  
Calgary, Alberta**

**MLS # A2292157**



**\$325,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	796 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 591
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** All. window coverings

Welcome to Spruce Cliff, one of Calgary's most scenic and desirable communities. This home truly has it all. FULLY RENOVATED to the highest level, walking in you are greeted with a completely open floor plan with laminate floors that span throughout. Your chef inspired kitchen offers quartz counter tops, high end stainless steel appliances, gorgeous cabinetry and drawers as well as a ton of lighting. Your living room is very large and flows from your kitchen and out to your east facing balcony with AMAZING DOWNTOWN VIEW and the quiet tranquillity of backing on to EDWORTHY PARK with nature at your back door. The primary bedroom is huge and give you space for a king size bed along with additional bedroom furniture. The second bedroom is also a great size and is just adjacent to your spa style renovated bathroom. This unit boasts IN-UNIT FULL SIZE LAUNDRY which is rare for the complex as well as an assigned parking stall and indoor storage locker. If you want to wake up to morning coffee on your balcony with the birds and the deer or have a glass of wine with expansive night time city views, this unit is for you. Take a walk from your back door all right to the pathways through the park and down to the river. Do not miss this chance to make it yours!