



**301, 516 Cedar Crescent SW  
Calgary, Alberta**

**MLS # A2301290**



**\$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>	1,031 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 822
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

The PENTHOUSE @ RIVERVIEW | OVER 1030 SQ FT | 2 BEDROOM + FLEX + 2 FULL BATHROOMS | BALCONY w DOWNTOWN VIEW | CONCRETE BUILDING | 1 PARKING STALL + 1 RENTED STALL | ENSUITE LAUNDRY \*\*\*ATTENTION: PROFESSIONALS | FIRST-TIME BUYERS | INVESTORS | DOWNSIZERS | DISCERNING BUYERS\*\*\* A rare opportunity to own the top-floor penthouse unit in this well-maintained inner-city building &mdash; one of the largest and most impressive suites in the complex, offering over 1,030 sq ft of refined, light-filled living space. Every room benefits from generous windows, hardwood floors, flat ceilings with dimmable pot lights, and a seamless open-concept layout that feels both elegant and effortlessly livable. The kitchen shines with quartz countertops & SS appliances flowing naturally into the living and dining areas &mdash; where breathtaking downtown Calgary views take centre stage. Step onto your private balcony and let the skyline speak for itself. The spacious primary bedroom features its own ensuite, while a second bedroom and flex room offer versatility for any lifestyle. A brand new washer and dryer complete this truly move-in-ready home. The building is equally impressive &mdash; a solid, well-maintained concrete structure managed by an exceptionally proactive condo board. Recent capital upgrades include new balconies, patio windows & doors, exterior walls, and a new boiler, with no major projects anticipated ahead. The reserve fund is on track to be fully funded within a couple of years, with condo fee reductions planned to follow. Backing onto Edworthy Park & Douglas Fir Trail systems, Direct Bike Path to downtown YYC, Walking Distance from Train Station, Steps from the Elbow River pathways, 17th Avenue, and the best of inner-city Calgary living. Penthouse views - Turnkey condition. & a

building you can trust.