



GRASSROOTS
REALTY GROUP

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**301, 332 Cedar Crescent SW
Calgary, Alberta**

MLS # A2189790

RTUALLY FURNISHED



\$350,000

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:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Forced Air, Heat Pump	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	\$ 673
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Vinyl Windows		
Inclusions:	Wine Rack, Pot Rack, Curtains		

Welcome to one of Calgary's City Central prime SW locations in Spruce Cliff. Lowery Gardens is a 26 unit, low rise and Adult-Only (18+) complex of only 2 buildings, minutes from Edworthy Park and the pathway trail systems connecting to the city's natural beauties. The environment is second to none, with a private balcony overlooking the treed park space by the River, and an amazing view of the city. The unit is one of only a few that also face the open park across the street, and has windows on both sides for flow through ventilation, in addition to all day natural sunlight. Lowery Gardens offers a pet friendly atmosphere, and a very rare opportunity - it is hard to find 1018 square feet in an apartment, and this optimal open-concept plan feels most like a detached bungalow, with 3 adult-sized bedrooms and 2 bathrooms, on the top floor of a low-rise building. See the 3D Virtual Tour, detailed Floor Plan and Virtual Staging based on actual previous furnishings. Unit is freshly painted, has newer high end appliances, hard floors throughout, and is an affordable find, so visit today for a personal look! The galley-style kitchen offers tons of space for any capacity of cooking with high-end stainless appliances, and the living, dining and study spaces are big enough for personal use, family, entertainment or a variety of lifestyle requirements. Close to amenities, access routes, golf course, schools, restaurants, health care and banks, you will not be at a loss for things to do to keep busy, or enjoy your relaxation times! You'll also have the convenience of in-suite energy and water efficient laundry, and access to the complex's benefits – private locker storage, surface parking, added common laundry, bikes enclosure, welcoming family room, and spacious foyer to wait for friends/Uber/taxi/delivery, and more! See virtual iGuide link and 3D tour with detailed floor plans, aerial drone

photography. Upgrades equal over \$15k and include fresh paint, LED lighting throughout, pot-lights, Samsung stainless steel refrigerator, Bosch dishwasher with built-in water softener, flat-top stove, laundry unit, window coverings and newer vanity in the primary ensuite. The complex buildings have had updates between 2012 and 2015, roof replaced, cement board siding (great for fire resistance and insurance savings!), corporation replaced windows and sliding door, brick exterior, and more - this well-funded complex is good for replacements over the coming years barring unexpected failure. Condo Documents are in supplements able to be provided to the buyer. Wonderful home, spacious, airy, already updated, and for under \$400k - great value!