ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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204, 328 Cedar Crescent SW
Calgary, Alberta

MLS # A2192674

$275,000

Division:	Spruce Cliff
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Low-Rise (1-4)

Size:	786 sq.ft.	**Age:**	1967 (58 yrs old)
Beds:	1	**Baths:**	1

Garage:	Off Street, On Street, Parking Lot, Paved, Plug-In, Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Boiler, Natural Gas, Radiant	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 603
Basement:	None	**LLD:**	-
Exterior:	Brick, Composite Siding, Concrete	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-

Features: 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. Downstairs: Laundry area, 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. Walk to the Community Centre, strip mall with restaurant 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!