

# \$284,990 - 102, 516 Cedar Crescent Sw, Calgary

MLS® #A2256168

**\$284,990**

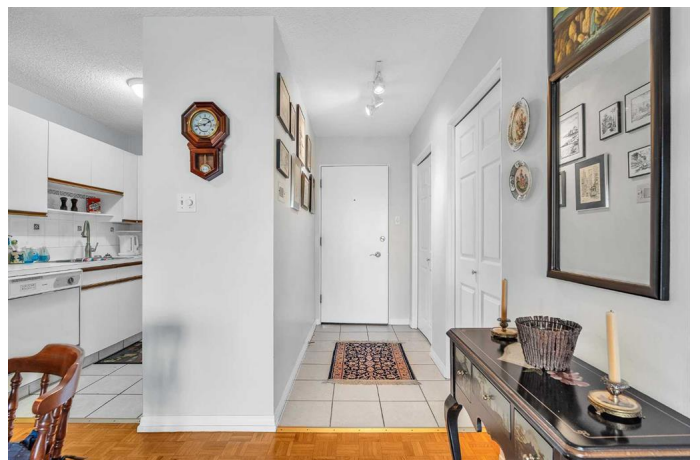
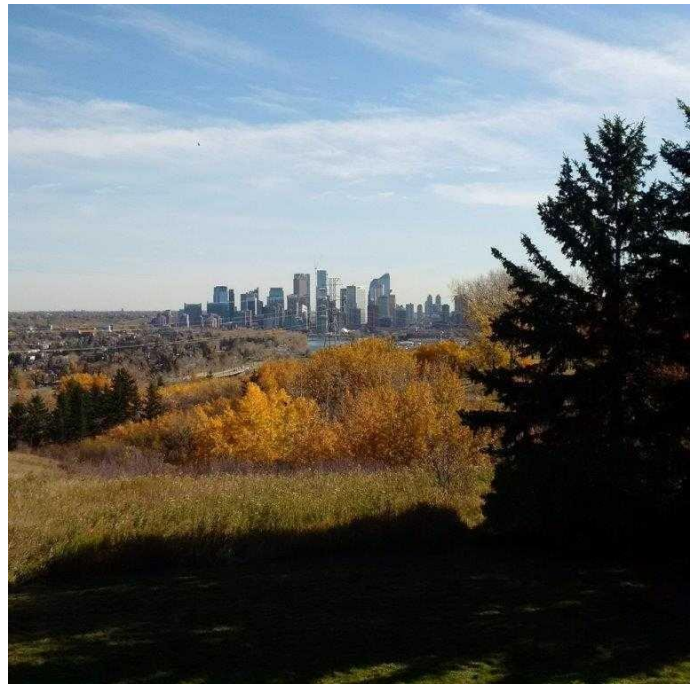
2 Bedroom, 1.00 Bathroom, 776 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Open House Sunday 2 to 4, Come see the fabulous view . Move into this lovely 2-bedroom condo on the main floor of this concrete building in great Spruce Cliff neighbourhood. Offering quiet and privacy, this unique unit is at the back of the building with an easily accessible entrance on the main level but is above ground level at the back, overlooking the park and river. Magnificent view of the river valley and downtown Calgary from 17 ft wide balcony, the living room and master bedroom. Large living room and bedrooms, ample closets and pantry storage, separate dining room and kitchen. Parquet flooring throughout with tiled entrance, wood burning fireplace, laundry plumbed into second bedroom. The building was recently upgraded with a new roof, boiler, balconies, and quality windows. Assigned parking spot and large storage unit downstairs. The Douglas Fir Trail, the escarpment and Lowrey Gardens are easily accessed through the exit one level down. Walking and bike paths are right outside your door. Shaganappi Golf Course, a 3 Par nine-hole course and driving range offering X/C skiing trails in the winter is next door. Walk to shops, pub, Wildflower Arts Center, Calgary Lawn Bowling Club, Bow Cliff Senior Centre, basketball courts, public library, and to Westbrook Mall and the C-Train. Downtown is 5 minutes by car. Easy access to Banff and Canmore."

Built in 1967



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256168          |
| Price          | \$284,990         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 776               |
| Acres          | 0.00              |
| Year Built     | 1967              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 102, 516 Cedar Crescent Sw |
| Subdivision | Spruce Cliff               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C 2Y8                    |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Coin Laundry, Golf Course, Laundry, Parking, Trash |
| Parking Spaces | 1                                                                   |
| Parking        | Assigned, Off Street, Stall                                         |

## Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings                                                      |
| Heating           | Boiler, Fireplace(s), Hot Water, Natural Gas                                                                                   |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Brick Facing, Living Room, Raised Hearth, Wood Burning                                                                         |
| # of Stories      | 3                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |

Basement                      See Remarks

**Exterior**

Exterior Features      Balcony, Private Yard  
Lot Description        Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees,  
                                 No Neighbours Behind  
Roof                        Flat Torch Membrane  
Construction           Concrete, Stucco  
Foundation              Poured Concrete

**Additional Information**

Date Listed                September 11th, 2025  
Days on Market        60  
Zoning                      M-C1

**Listing Details**

Listing Office            Royal LePage Solutions

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