

**302, 320 Cedar Crescent SW**  
**Calgary, Alberta**
**MLS # A2217615**

**\$267,500**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	778 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

<b>Inclusions:</b>	n/a
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This 2-bedroom, 1-bath condo in Spruce Cliff offers classic charm and strong potential, featuring original hardwood parquet flooring, stainless steel appliances, large sliding doors leading to a spacious northeast-facing deck with unobstructed views of the Douglas Fir Trail and Bow River. Both bedrooms have ceiling fans and newer windows, a generous linen closet, and a pantry, the unit is well-maintained and ready for personal touches or updates. It includes one assigned parking stall and an assigned storage locker for added convenience. The building has seen recent exterior upgrades and carries no special assessments, and the location offers easy access to Edworthy Park, Bow River pathways, transit, shopping, and downtown—ideal for buyers seeking a well-located, character-rich home with room to add value.