

# \$279,900 - 302, 320 Cedar Crescent Sw, Calgary

MLS® #A2217615

**\$279,900**

2 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

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 downtownâ€™ ideal for buyers seeking a well-located, character-rich home with room to add value.

Built in 1963

## Essential Information

MLS® #	A2217615
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	778
Acres	0.00
Year Built	1963



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 320 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Y8

### Amenities

Amenities	Coin Laundry, Party Room, Snow Removal, Visitor Parking, Bicycle Storage, Dog Park
Parking Spaces	1
Parking	Off Street, Parkade, Stall

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Storage, Balcony
Construction	Brick, Concrete, Stucco, Wood Siding

### Additional Information

Date Listed	May 5th, 2025
Zoning	M-C1

### Listing Details

Listing Office	Century 21 Masters
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