



\$ 214,900.00

## 302 524 CEDAR CRESCENT SW CALGARY

<https://paulbrinton.com>

Investors take a look! Tenant has been here 6 yrs and would love to stay and is paying \$1550/month. VIEW! VIEW! VIEW! This TOP floor, CORNER unit overlooks the GOLF COURSE AND CITY. This 1050sq.ft. unit boasts 2 bedrooms, 2 bathrooms and den. The kitchen has been opened somewhat to...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, Low-Rise(1-4)

**MLS ® #:** A1082587

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 1966

**Parking:** Assigned, Stall

**Post Updated:** 2021-12-01 19:27:16

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 12/01/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Ceramic Tile,Laminate

**Fireplace Features:** Great Room,Mantle,Marble,Wood Burning

**Community Features:** Golf,Park,Schools Nearby,Shopping Nearby

**District:** CAL Zone W

**Interior Features:** French Door,No Animal Home,No Smoking Home,Open Floorplan

**Heating Type:** Baseboard,Forced Air,Natural Gas

**Fireplace:** 1

**Association Amenities:** Golf Course,Parking,Party Room,Picnic Area

**Utilities:** Cable Connected,Natural Gas Paid,Heating Paid For,Garbage Collection,Sewer Connected,Water Paid For

**Exterior Features:** Garden

**Cooling:** None

**Roof Type:** Rolled/Hot Mop

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Laundry features:** In Unit



**Zoning:** M-C1

**List Price Square Foot:** \$ 204.59

**Photo Count:** 36

**Unit Exposure:** E,S,W

**Construction Materials:** Brick,Concrete

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Microwave,Refrigerator,Washer,Window  
Coverings

**Subdivision Name:** Spruce Cliff

**Lot Size Acres:** 0.00

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Unit Number:** 302

**Suite:** No

**Living Area SF:** 1050.40

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** None Known,Pets Allowed

